

HLST Blc
Ram

V+Y

2 sets for
Advocates

BUILDER	M/s TRICITY REALTY LLP
PROJECT	TRICITY BLISS
RERA NUMBER	RERA- P52000052273
PROJECT ADDRESS	TRICITY BLISS Plot no. 340, Sector 26, Pushpak Vahal/Ulwe, Navi Mumbai - 410206
BUILDER CONTACT PERSON & EMAIL ID	Rupali Gadhave – 022-66766676 rupali@tricityltd.com
PROJECT TIE UP SOURCED BY	<u>THANE ZONE</u> SHRI ANUJ MEHROTRA - 9987527007 A_MEHROTRA@SBI.CO.IN
REPORTS FROM ADVOCATE/ VALUERS	<u>TIR - 1-</u> <u>TIR -2</u> <u>VAL-1</u> — D. G. Shetye <u>VAL-2</u> SS



SBI

State Bank of India

Regional Business Office, Ghatkopar
2nd Floor Home Loans Sales Team Ashok Silk Mills
Compound LBS Marg, Ghatkopar West Mumbai- 400086

Telephone : 022 25009539 | Fax : 022 25000997 | E-mail : hlst.ghatkopar@sbi.co.in

The Assistant General Manager (HLS)
State Bank of India
Local Head Office,
Mumbai Metro,
Mumbai

06.02.2024

Dear Sir/Madam,

EW PROJECT TIE UP : TRICITY BLISS
BUILDER – M/s TRICITY REALTY REALTY LLP

We have received an application from the captioned builder for tie-up of their project, '**PARK VIEW**, located at **Mumbai**.

The following documents have been submitted by the builder for project tie – up

1. Builder Profile along with details of completed project details
2. Notarised Affidavit on Rs. 200 stamp paper
3. Detail of flat wise statement of carpet and saleable area
4. KYC of Partners i.e. Self-Attested Pan Card and Aadhaar Card of all the partners
5. Copy of Membership of CREDAI
6. RERA Certificate
7. Draft of Sale Agreement
8. Commencement Certificate
9. Approved Master Plans
10. TIR by Advocate of the builder
11. Relevant property documents

The Project Tie Up is sourced by
Name: Mr. Anuj Mehrotra
Designation: Manager (Builder Relations)
Contact Number: 9987527007
Email: a_mehrotra@sbi.co.in

No adverse finding found in execution of project and delivery of flats.

We request you to approve the project at the earliest as the builder has already given 3 home loan leads to SBI and has promised to share considerable amount of business with us after the APF. Expected business from this project is around 30%

We recommend the tie- up of the captioned project.

Yours faithfully,

Manager (BRT)





LETTER FROM THE BUILDER FOR PROJECT TIE UP

The Assistant General Manager
State Bank of India,
Home Loan Sales
Local Head Office, Mumbai

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENT
FOR PROJECT: Tricity Bliss

We M/s, Tricity Realty LLP a Firm, having its registered office at 1001/02, Bhumiraj Costa Rica, Plot no 1&2, Sector- 18, Sanpada, Navi Mumbai – 400 705 are willing to enter into a Tie arrangement with your Bank for our Project Tricity Bliss, situated at Plot No.340,Sector 26, Pushpak Vahal/Ulwe, Navi Mumbai.

Yours faithfully,

A handwritten signature in black ink, appearing to be "Arjun Rekhi", written over a horizontal line.

Authorized Signatory
(Mr.Arjun Rekhi)

INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD

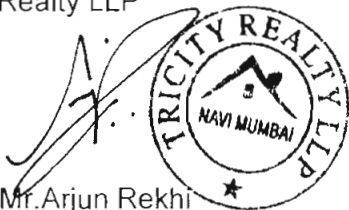
Sr. No.	Parameter	Particulars		
1	Name of the Builder	Tricity Realty LLP		
2	Registered Address	1001/02, Bhumiraj Costa Rica, Plot no 1&2, Sector- 18, Sanpada, Navi Mumbai – 400 705.		
3	Address for correspondence	1001/02, Bhumiraj Costa Rica, Plot no 1&2, Sector- 18, Sanpada, Navi Mumbai – 400 705.		
4	Contact Person Name, Mob.No. Email id	Rupali Gadhave 022-66766676 rupali@tricityltd.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	No		
5	Website url, if any	www.tricityltd.com		
6	Date of establishment	15/04/2008		
7	Constitution	LLP		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification	BANM CREDAI & ISO		
9	Ratings from CRISIL/ICRA etc.	SE-2B (2013)		
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1.	Kulbir Singh Rekhi	67	MBA	Tenure in Firm 14 years Total Experience 35 years

No. of Dwelling Units in the project	Flats 46 Shop 6	Flats 52 Shops 12	Flats 60 Shop 9
No. of units sold in the Project	Flats 46 Shop 6	Flats 52 Shops 12	Flats 60 Shop 9
Hsg. Loan taken Through SBI	Yes	Yes	Yes
Date of Occupancy Certificate	14-10-2019	24-09-2019	30-10-2019
Date of conveyance	08-06-2021	28-10-2021	24-08-2021
12	Details of the Present Project		
Project Name	Tricity Bliss		
Location with Survey Nos.	Plot No.340,sector 26, Pushpak Vahal/Ulwe, Navi Mumbai		
Details of construction finance / loan, if any, availed by the builder for this project. (Note : If construction finance is provided by the SBI, then the project will stand Automatically approved.	NO		
Status of encumbrance of the project land	None		
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks			
Month & Year of Commencement of Construction	March 2022		
Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, project)	G+13 Flats:- 156 Shops:-6		

2.	Savinder Singh Lamba	48	Commerce Graduate	Tenure in Firm 14 years Total Experience 20 years
3.	Angad Singh Rekhi	39	Masters (Nanotronics)	Tenure in Firm 14 years Total Experience 15 years
4.	Arjun Singh Rekhi	35	Ms. Finance	Tenure in Firm 12 years Total Experience 12 years
5.	Manish Pardasani	45	Commerce Graduate	Tenure in Firm 14 years Total Experience 25 years
6.	Harvinder Singh Lamba	50	Commerce Graduate	Tenure in Firm 12 years Total Experience 20 years
7.	Moksh Pardasani	42	Commerce Graduate	Tenure in Firm 12 years Total Experience 20 years
11	Details of last 3 residential projects executed by the same firm/company/promoters			
Project Name	Plot No.5, Sector-38, Nerul, Navi Mumbai 400706	Plot No. 7, Sector-38, Nerul, Navi Mumbai 400706	Plot No. 20A, Sector-38, Nerul, Navi Mumbai 400706	
Location	Seawoods, Navi Mumbai	Seawoods, Navi Mumbai	Seawoods, Navi Mumbai	
Whether approved by SBI?	Yes	Yes	Yes	
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	HDFC, SBI, ICICI, IDBI, LIC, State Bank of India	HDFC, ICICI, IDBI, LIC, State Bank of India, PNB, Oriental Bank of Commerce, Federal bank,	HDFC, ICICI, SBI, IDBI, DHFL	
Month & Year of Commencement of Construction	June 2017	June 2017	September 2017	
Present Status (Completed/Partially completed)	Completed	Completed	Completed	
Total built up area of the project, in Sq.Mtr.	2275.729 sq.mtrs As per OC	2689.05 Sq.mtrs As per OC	3158.676 Sq.mtrs. As per OC	
Number of floors	G+14	G+15	G+14	

Total built up area of the project, in Sq. Mt.	9250 sq.mtrs.		
No. of Dwelling Units in the project	Flats:- 162		
No. of units sold in the project	156 Flats + Shops 6		
Details of Development Agreement and POA if any	Provided (Attached)		
Status of receipt of approvals from Local Bodies/ Urban Development Authority	CC Received (Attached)		
13 Project Value			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
1 BHK	153	44,95,000/-	70,12,20,000/-
1 RK	3	35,00,000/-	1,05,00,000/-
Shop	6	63,00,000/-	3,78,00,000/-
Total Project Value		Rs. 74,95,20,000/-	
14 Whether credit facility enjoyed With any bank	Bank-NA Branch A/c No.		
15. RERA Registered Escrow Account Details	Bank- IDBI Bank Ltd Branch- Sanpada A/c No. 0306102000014757		
16. Disbursement to be made In favour of Account Name: Account Number : Bank / Branch : IFSC code	Tricity Realty LLP Bliss 0306102000014757 Sanpada, Navi Mumbai. IBKL0000306		

Tricity Realty LLP



Name-Mr.Arjun Rekhi
(Designated Partner)



TRICITY BLISS AREA SHEET

INSPIRED REALTY

SHOP / FLAT	Type of Flat	Floor	CARPET AREA SQ.MT.
1	Shop	Ground	24.25
2	Shop	Ground	41.65
3	Shop	Ground	24.46
4	Shop	Ground	23.87
5	Shop	Ground	41.65
6	Shop	Ground	24.25
101	1 BHK	1st	37.58
102	1 BHK	1st	37.58
103	1 BHK	1st	37.58
104	1 BHK	1st	37.58
105	1 BHK	1st	37.58
106	1 BHK	1st	37.58
107	1 BHK	1st	37.58
108	1 BHK+Terr	1st	37.58
109	1 BHK	1st	38.41
110	1 BHK	1st	38.41
111	1 BHK+Terr	1st	37.58
112	1 BHK	1st	37.58
201	1 BHK	2nd	37.58
202	1 BHK	2nd	37.58
203	1 BHK	2nd	37.58
204	1 BHK	2nd	37.58
205	1 BHK	2nd	37.58
206	1 BHK	2nd	37.58
207	1 BHK	2nd	37.58
208	1 BHK	2nd	37.58
209	1 BHK	2nd	38.41
210	1 BHK	2nd	38.41
211	1 BHK	2nd	37.58
212	1 BHK	2nd	37.58
301	1 BHK	3rd	37.58

SHOP / FLAT	Type of Flat	Floor	CARPET AREA SQ.MT.
302	1 BHK	3rd	37.58
303	1 BHK	3rd	37.58
304	1 BHK	3rd	37.58
305	1 BHK	3rd	37.58
306	1 BHK	3rd	37.58
307	1 BHK	3rd	37.58
308	1 BHK	3rd	37.58
309	1 BHK	3rd	38.41
310	1 BHK	3rd	38.41
311	1 BHK	3rd	37.58
312	1 BHK	3rd	37.58
401	1 BHK	4th	37.58
402	1 BHK	4th	37.58
403	1 BHK	4th	37.58
404	1 BHK	4th	37.58
405	1 BHK	4th	37.58
406	1 BHK	4th	37.58
407	1 BHK	4th	37.58
408	1 BHK	4th	37.58
409	1 BHK	4th	38.41
410	1 BHK	4th	38.41
411	1 BHK	4th	37.58
412	1 BHK	4th	37.58
501	1 BHK	5th	37.58
502	1 BHK	5th	37.58
503	1 BHK	5th	37.58
504	1 BHK	5th	37.58
505	1 BHK	5th	37.58
506	1 BHK	5th	37.58
507	1 BHK	5th	37.58
508	1 BHK	5th	37.58

TRICITY REALTY LLP | ISO: 9001 : 2015

1001/02, Bhumiraj Costarica, Plot No.1-2, Sector-18, Off. Palm Beach Road, Sanpada (E)
Navi Mumbai - 400 705, India. T +022 6676 6676 E mail@tricityltd.com www.tricityltd.com

We Partners of M/s.Tricity Realty LLP, having its Office at at 1001/02, Bhumiraj Costa Rica, Plot no 1&2, Sector- 18, Sanpada, Navi Mumbai – 400 705.

- 1.MR.KULBIR SINGH REKHI
- 2.MR.SAVINDER SINGH LAMBA
- 3.MR.MANISH SHRICHAND PARDASANI
- 4.MR.MOKSHA SHRICHAND PARDASANI
- 5.MR.HARVINDER SINGH LAMBA
- 6.MR.ANGAD REKHI
- 7.MR.ARJUN REKHI

We state and declare that the property bearing Plot No.340 admeasuring 2270 sq.mtrs. (Details of the adm area) being and lying at Sector 26, Pushpak Vahal/Ulwe, Navi Mumbai, Maharashtra is having clean, clear and marketable title and is free from all encumbrances of whatsoever nature [hereinafter referred to as the said land property]

We state and declare that we are constructing buildings consisting of various flats houses under Housing Project named as “Tricity Bliss” on the said land and that I/we have not availed any Project Loan from any Bank, Financial Institution, Pat Sanstha, or Person, for purchase of the said land or for construction of buildings on the said property and that the title of the flats and row houses constructed on the said property is clean, clear and marketable to give first charge to State Bank of India.

Yours Faithfully,



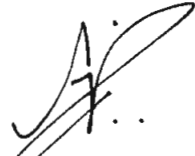
Authorised Signatory
Name of Owner: Mr.Arjun Rekhi
Designation: Designated Partner

Business Commitment

To,
State Bank of India

We the Partner of the Company Tricity Realty LLP on behalf of the Company intent to provide the Bank (State Bank of India) around 15-20% of the total Home Loan Business from the Project Tricity Bliss, being developed at Plot No.340 Sector-26,Pushpak Vahal/Ulwe,Navi Mumbai.

For Tricity Realty LLP



Name: Ajun Rekhi
Designation: Designated Partner

Date: 10/08/2023
Place: Navi Mumbai



To,
SBI

Sub : This is our RERA Account for Project TRICITY BLISS

Dear Sir/Madam,

Requesting You to Consider the mention details for Fund Transfer.

Account Number :-	0306102000014757
Account Type (Current/RERA current/ Cash Credit /OD/ESCROW)	Current
Account Holder Name:-	Tricity Realty LLP Bliss
Bank Name :-	IDBI Bank Ltd.
Branch Address :-	Sanpada, Navi Mumbai.
IFSC Code :-	IBKL0000306
Email Id :-	taranum@tricityltd.com & rupali@tricityltd.com
Mobile No :-	9920300662

Your Faithfully,
M/S Tricity Realty LLP

A handwritten signature in black ink, consisting of several fluid, overlapping strokes.

Authorised Signatory

Payment Scheduled for Tricity Bliss

<u>SCHEDULE OF PAYMENT</u>	
10%	at Booking
20%	at Commencement
10%	at Completion of Plinth
10%	at 2nd Slab
8%	at 4th Slab
8%	at 6th Slab
8%	at 9th Slab
6%	at Terracc Slab
5%	at Brickwork
5%	at Plaster
5%	at Tiling
3%	at Whitewash
2%	On Possession
100%	



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF Partners OF Tricity Realty LLP. HELD AT Sanpada, Navi Mumbai ON 09/08/2023 AT 11.00 AM

"Resolved that the authorized Partner of the Company Mr.Arjun Rekhi, be and is hereby authorized to sign the applications of Bank for APF and other related documents and Applications in respect of project known as "Tricity Bliss" situated at Plot No.340 sector-25,Pushpak vahal/Ulwe,Navi Mumbai.

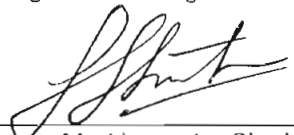
"Resolved that the authorized Partner of the Company Mr.Arjun Rekhi, be and is hereby authorized to sign all such and other documents as shall be required from time to time in respect of the said plot."

"Resolved further that a certified copy of the resolution be given to anyone concerned or Interested in the matter."

Dated this 10th date of August 2023.

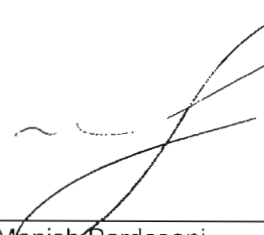
For TRICITY REALTY LLP

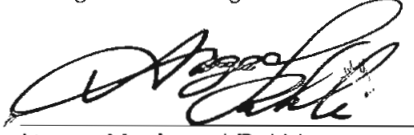

Name: Mr. Kulbir Singh Rekhi
Designation: Designated Partner

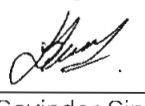

Name: Mr. Harvinder Singh Lamba
Designation: Designated Partner


Name: Mr. Moksh Pardasani
Designation: Designated Partner


Name: Mr. Arjun Rekhi
Designation: Designated Partner


Name: Mr. Manish Pardasani
Designation: Designated Partner


Name: Mr. Angad Rekhi
Designation: Designated Partner


Name: Mr. Savinder Singh Lamba
Designation: Designated Partner



VIKAS KAMRA & CO.
CHARTERED ACCOUNTANTS

Vikas Kamra
B.Com., ACA

201, Olympya 2 Bldg, Reliance Residency NX, Behind Shiv Mandir, Ambarnath East - 421501
M : +91-9890376608, E : ca.vikas.kamra@gmail.com/kamra.care@gmail.com

CERTIFICATE FROM CHARTERED ACCOUNTANT

To
State Bank of India

CERTIFICATE

We write to inform you that we have examined and verified the accounts, records and all relevant documents of **M/s Tricity Realty LLP** (the 'Company/Firm/SPC/LLP'), having its registered office at **1001/1002 Bhumiraj Costarica, Sector No. 18, Sanpada, Sanpada S.O, Navi Mumbai, Thane , Maharashtra 400703** and do hereby state as follows:

Currently the total investment in the Project "**TRICITY BLISS**" by the firm **M/s Tricity Realty LLP** is Rs. 12.21 Crores as per Form 3 filed by the Company under RERA, out of which Rs. NIL Crores is collected from customers. The balance investment of Rs. 12.21 crores in the project is through secured/unsecured loans/promoters contribution which is equal to 28.46% of the total project cost which is estimated at Rs. 42.90 Crores.

The aforesaid facts stated by us are certified to be true and correct.

For VIKAS KAMRA & Co.
Chartered Accountant
FRN No. 0135645W

Vikas Rajkumar Kamra
Kamra
Digitally signed by
Vikas Rajkumar Kamra
Date: 2023.08.25
11:23:32 +05'30'

Vikas Kamra
M No. 150999
UDIN: 23150999BGVATX9083
Date: 13.07.2023
Place: Navi Mumbai



एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



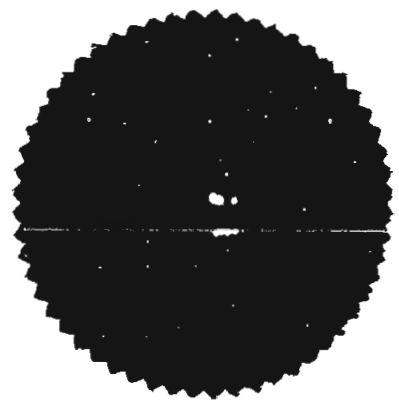
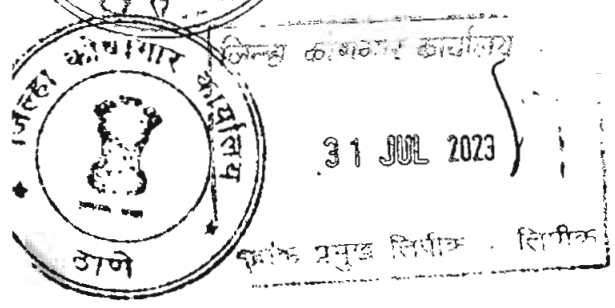
OFFICIAL

महाराष्ट्र MAHARASHTRA

2023

18 AUG 2023

62AA 358257



AFFIDAVIT- CUM - DECLARATION

We of M/s Tricity Realty LLP, having its Office at 1001/02, Bhumiraj Costarica, Plot No 1 & 2, Sector-18, Sanpada, navi Mumbai-400705

- 1. MR. KULBIR SINGH REKHI
- 2. MR. SAVINDER SINGH LAMBA
- 3. MR. MANISH SHRICHAND PARDASANI
- 4. MR. MOKSHA SHRICHAND PARDASANI
- 5. MR. HARVINDER SINGH LAMBA
- 6. MR. ANGAD REKHI
- 7. MR. ARJUN REKHI

Do hereby declare on oath and solemn affirmation as under:

We state and declare that the property bearing Plot No.340 admeasuring 2270 sq.mtrs. (Details of the adm. area) being and lying at Sector 26, Pushpak Vahal/Uiwe, Navi Mumbai, Maharashtra is having clean, clear and marketable title and is free from all encumbrances of whatsoever nature [herein-after referred to as the said land property]



For TRICITY REALTY LLP

[Signature]
DEPUTY PARTNER

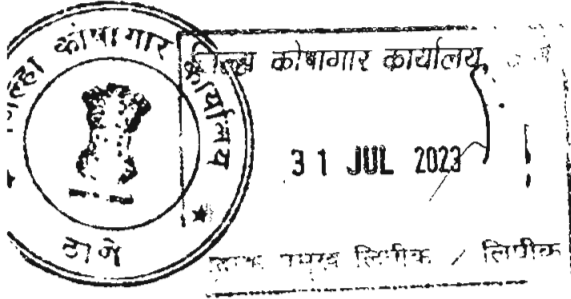


महाराष्ट्र MAHARASHTRA

2023

18 AUG 2023

62AA 358258



We state and declare that we are constructing buildings consisting of various flats under Housing Project named as "Tricity Bliss" on the said land and that we have not availed any Project Loan from any Bank, Financial Institution, Pat Sanstha, or Person, for purchase of the said land or for construction of buildings on the said property and that the title of the flats constructed on the said property is clean, clear and marketable to give first charge to State Bank of India.

We further state that we have not received any notice of acquisition or requisition in respect of the said land from the Government and Public Land Acquisition Authorities till date, nor any litigation is pending in the court. Hence the said property is not subject to any litigation, acquisition or requisition as on today.

We state that the contents stated in this affidavit are true and correct to the best of my/our knowledge, belief and information and we swear this affidavit today on this 21st day of August, 2023.

I know Affiants

Notary
Date:
Place:

ATTESTED BY ME

26/08/2023
Mrs. VEENA PRAVIN WAGLE
B.Com, LL.B
ADVOCATE & NOTARY
GOVT. OF INDIA

Affiants
FOR TRICITY BLISS LLP
DESIGNATED PARTNER

26 AUG 2023

18 AUG 2023

१. मुद्रांक किती नोंदणीत असु वक्रांक	J4462 दिसेल
२. मर्यादा प्रकार	EFF
३. मर्यादा वी करपास आहत का?	होय नाही
४. मिळवण्याचे फांडास मत नोंदने -	
५. मुद्रांक जो हा वी. वक्राचे नाव:	Tricity Realty LLP.
६. मर्यादा वक्र मर्यादा नाव	
७. हस्तो २१ रायदास त्यांचे नाव, पत्ता न सही	Rakesh
८. मर्यादा वक्र मर्यादा	102
९. पर्यायकारक मुद्रांक विक्रीसाठी सही व पर्यायकारक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता	रायदास वि. महारनवर पर्यायकारक क्र. १२०१०३८ १५५१०, सेक्टर-२१, तुपे, नवी मुंबई ४००००९
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केव्हापासून यशिन्यात वापरणे बंधनकारक आहे.	



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52000052273

Project: **Tricity Bliss** , Plot Bearing / CTS / Survey / Final Plot No.: **Plot No. 340, Sector - 26 at Wahal, Panvel, Raigarh, 410206;**

1. **Tricity Realty Llp** having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400705.*
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees. from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **09/08/2023** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:09-08-2023 11:42:46

Dated: 09/08/2023

Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

SSS NOC



स्वातंत्र्याचा अमृत महोत्सव



CIDCO
WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.

PHONE : 00-91-22-6650 0900

FAX : 00-91-22-2202 2509

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No. No. CIDCO CI/SO/EA/02/MH/ 2022 E-176639

Date: 12/08/2022
09/01/2023

To,

TRICTVY REALTY LLP THROUGH ITS PARTNER
1001/1002, Blumiraj Costarica, Plot No. 1 & 2,
Sector-18, Sanpada, Navi Mumbai-400 705.

Sub: - NOC for carrying out development of Plot No.340, Sector-26, Pushpak
Nagar, Admeasuring 2270.00 Sq. Mtr. with additional FSI
Permissible as per UDC PR 2020 for Addl. B' A 2750.57 Sq. Mtrs.
against Ancillary FSI.

Ref- 1) Your Application dated 04.08.2022
2) Unified Development Control and Promotion regulations dt. 02.12.2020
3) Planning Department Letter Dated 17.08.2022 certifying the
Ancillary Area FSI requested by you as per UDC PR

Sir/Madam,

The City and Industrial Development Corporation of Maharashtra Limited, hereinafter referred to as "the Corporation" is the New Town Development Authority for the development of the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub-section (1) and (3A) of the Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) thereafter referred to as "MRTP Act".

The State Government, in pursuant to the Section 113-A of the MRTP Act, acquired lands described therein and vested such lands in the Corporation for development and disposal.

The Corporation has allotted the plot against Navi Mumbai project affected person under 22.5% scheme to City Gold Farming Pvt. Ltd., Pushpak Nagar, Plot No.340, Sector-26, Admeasuring in total 2270.00 Sq. Mtrs. and Agreement to Lease was executed on 08.07.2019. Thereafter plot transfer vide First Tripartite Agreement dated 07.11.2020, which is executed between CIDCO, City Gold Farming Pvt. Ltd. and Shree Ganesh Enterprises through its Partners 1) Babubhai Virjibhai Patel, 2) Nita Babubhai Gajipara, 3) Babubhai Virjibhai Patel (H.F.), 4) Nita Babubhai Gajipara (H.F.). Thereafter plot transfer vide Second Tripartite Agreement dated 19.07.2022 which is executed between CIDCO, Shree Ganesh Enterprises through its Partners 1) Babubhai Virjibhai Patel,

10. The above mentioned application is approved on the basis of the following details:-
 1) Applicant: HUDA and Metropolitan Realty LLP Through its Partners
 2) MANISH SHRI CHAND PARDASANI, 3) MOHISH SHRI CHAND PARDASANI,
 4) SWINDER SINGH DEVIINDER SINGH LAMBRA, 5) KULBIR SINGH DAVI, 6) SINGH
 GOBLI, 7) HAVINDAR SINGH DEVIINDER SINGH LAMBRA, 8) ANVIT KUMAR SINGH,
 9) KULBIR SINGH REKHI and 10) VARUN KUMAR REKHI. As per the aforesaid Agreement, the use of plot is permitted for Residential cum Commercial with FSI 1.0.

11. With reference to your application for utilisation of applicable ancillary FSI (as mentioned above in further applicable Amount including GST of RS. 15,41,694.49 (total amount of RS. 1,10,00,000/-) paid by you vide Receipt No. 2200007812/2022, Dated: 20.12.2022, for grant of ancillary FSI, the Corporation is pleased to grant the "No Objection Card" (hereinafter referred to as "NOC") to the Licensee/Tessee, concerning the above mentioned property as per ancillary FSI permissible under the regulation No. 100 of G.O.D-02/12/2020, subject to the compliance of the below mentioned conditions:-

12. The Licensee/Tessee is granted NOC to consume additional FSI as per F.O.C.P. as per the table:-

Sr. No.	Details	Description
1.	Plot area	2276.00 Sq. Mtrs
2.	Permissible use as per Modified Agreement	Residential cum Commercial
3.	FSI as per Original, Tripartite & Modified Agreement	2.00
4.	Ancillary FSI requested and can be permitted as per BUILDING PERMISSIONS DEPARTMENT Report	2750.57 Sq. Mtrs

13. The Licensee/Tessee are required to provide Pre-FC Indemnity Bond and Indemnity is submitted to the Corporation.

14. The Licensee/Tessee shall ensure that all the Flat Owners clear and settle their respective flat mortgage, HUDA loan etc. and ensure that the respective flats are free from any charges or encumbrances. Alternatively, the said Flat Owners shall obtain No Objection Certificate from Financial Institution/bank to the said additional development. The responsibility for the same shall solely rest with the Licensee/Tessee.

4) The calculation of Ancillary Area FSI is done by Building Permission Department based on guidelines mentioned in UDCPR and Applicant request. Consumption of FSI by the area is subject to detailed scrutiny of the drawing and compliance of firefighting and civil aviation requirements, and other regulations as may be applicable.

5) In case plot area mentioned in the agreement differs from area mentioned in the demarcation plan, then minimum of them shall be considered for all further calculations. Payment towards charges shall not be construed as commitment for grant of development permission, if the proposal is not found in accordance with prevailing regulations. In case of revised/amended permission, if the area is retained (as per previous CC) then in such case, ancillary area FSI shall not be permissible on the area proposed to be retained.

6) In case of any pending litigations in respect of the apartments/flats in which orders of injunction/status quo have been passed by any court of law, the said Apartment Owner, whose premises are affected by the said orders of injunction/status quo, shall take the necessary steps to get the said orders vacated before the demolition (if required) of the building situated in the above property. The Licensee/Lessee shall abide by the undertaking submitted to the Corporation in this regard. However, if the applicant requires to demolish the existing building to use the additional FSI permissible as per UDCPR, the permission from CIDCO for the same shall be taken before such demolition.

7) In case of death of any of the original Unit Owners whose legal heirs have not been brought on the records of the Corporation, the said legal heirs are required to bring their names on record by furnishing the Heirship Certificate from the Competent Court having jurisdiction, if Society has not been formed. In case of Society, the Resolution of the Society for admitting the Heir in place of the deceased member by carrying out due diligence as per Bye-Law No. 35 or relevant Bye-law shall be submitted by the Licensee/Lessee.

8) Time shall be essence of the contract. The Licensee/Lessee shall submit the proposal for the proposed development of the said plot along with the requisite plans, architectural drawings, specifications etc. to the concern planning authority within a period of six months from the date of issuance of this NOC and shall obtain the Development Permission from concern planning authority within a period of 1 (One) year.

9) This NOC is issued on the basis of documents submitted by the Licensee/Lessee. Subsequently, if any of these documents are found to be fabricated/false/fraudulent, this NOC shall stand revoked/cancelled automatically. Any misrepresentation of facts shall be the sole liability of the Licensee/Lessee and the Corporation shall not be responsible for the same in any manner whatsoever.

10) This NOC shall be subject to land use as per Agreement to Lease dated 08.07.2019 and concurrence permission of the planning authority.

11) As per guidelines vide Govt. Letter No. FPS-1221/3039/Pra.Kra.42:21/Savi-12 Dated 14.06.2021, while granting NOC for additional FSI, Corporation has recovered Rs.15,41,694.49 (Fifteen Lakh Forty One Thousand Six Hundred Ninety Four Rupees and Forty Nine Paise Only) as total Ancillary Area charges to be charged as per the provisions of UDCPR. This amount is charged for granting this NOC for Ancillary Area FSI.

14) In case of any disputes of purchaser's members with Licensee/Lessee, the same shall be decided as per this NOC, the same shall be decided by Joint Registrar, Chandernagore, Government of Maharashtra vide letter dated 18/07/2020.

15) The development proposed in the above mentioned application shall be carried out in accordance and compliance of all above mentioned terms and conditions and in case of breach of each thereof, this NOC shall stand cancelled without any further notice.

16) If the NOC is issued as per GST recovered from Lessee/Licensee by the authority or authority of the Lessee/Licensee has not paid GST and have submitted Affidavit of Undertaking for availing facility under Reverse Charge Mechanism (RCM) for applicable GST on applicable premium the Lessee/Licensee have to ensure that the project on the said plot is a Real Estate Project (REP) as per notification 04/2019 & 5/2019 and the Lessee/Licensee is eligible to discharge under Reverse Charge Mechanism (RCM) for payment of GST.

17) If the requested Additional ESI is not utilized by the Licensee or granted by the concerned authority, then the premium amount will not be refunded by the Corporation.

18) All things working out permission as granted under ESI as per CDCPR requested in section 17 of the Licensee/Lessee.

19) 27/07/2021

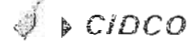
Yours Faithfully

Rajesh Gill
Joint Registrar & Survey Officer,
UDA, Aagast

10/10

80/Pr(BP) V/PO/AM & KH/OP/AM with access to view this NOC and only for the development permission in respect of Additional ESI as per CDCPR 2020 and the applicant/agent does not be liable as per existing policies. This NOC does not amount to a Certificate.

Final order
Tricity



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point
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Phone: 00-91-22-6650 0900
Fax 00-91-22-2202 2509

HEAD OFFICE
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone. 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

Final Order for Plot Transfer

Ref. No. CIDCO/LAND ACQUI/2022/8000148524

Date 01/06/2022

To,
TRICITY REALTY LLP THROUGH ITS PARTNER
1001/1002, BHUMIRAJ COSTARICA, PLOT NO 1 & 2 SECTOR-18
SANPADA, NAVI MUMBAI 400705

Subject Your Request for Transfer by Tripartite (LAND ACQUISITION section (22.5%))

Reference . Application number 8000148524 (NMPK02600000340)

In respect of Plot no 340, Road No 00, Sector 26 admeasuring
area - 2,270 0000 Sqm at Pushpak Navi Mumbai

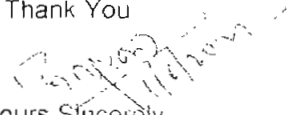
Sir/Madam,

The said plot bearing plot no 340, Road No 00, Sector 26 admeasuring area - 2,270.0000 Sqm situated at Pushpak under 22.5% scheme. The Corporation has permitted to transfer and assign leasehold rights in favor of 1) TRICITY REALTY LLP THROUGH ITS PARTNERS Manish Shrichand Pardasani, Moksh Shrichand Pardasani, Savinder Singh Devinder Singh Lamba, Kulbir Singh Dayal Singh Rekhi, Havindar Singh Devender Singh Lamba, Angad Singh Kulbirsingh Rekhi, Arjun Kulbil Rekhi

Tripartite Agreement has been executed Between CIDCO, 1) SHREE GANESH ENTERPRISES THROUGH ITS PARTNERS Babubhai Virjibhai Patel, Nitin Babubhai Gajipara, Babubhai Virjibhai Patel (HUF), Nitin Babubhai Gajipara (HUF) and M/s TRICITY REALTY LLP THROUGH ITS PARTNERS Manish Shrichand Pardasani, Moksh Shrichand Pardasani, Savinder Singh Devinder Singh Lamba, Kulbir Singh Dayal Singh Rekhi, Havindar Singh Devender Singh Lamba, Angad Singh Kulbirsingh Rekhi, Arjun Kulbil Rekhi

On the said Tripartite Agreement has been registered in **Sub register office Panvel-3**, registration no. **PNL-3-8764-2022**, date- **19/05/2022** vide receipt no.9658. Based on the registered true copy submitted to this section, the name of 1) **TRICITY REALTY LLP THROUGH ITS PARTNERS Manish Shrichand Pardasani, Moksh Shrichand Pardasani, Savinder Singh Devinder Singh Lamba, Kulbir Singh Dayal Singh Rekhi, Havindar Singh Devender Singh Lamba, Angad Singh Kulbirsingh Rekhi, Arjun Kulbil Rekhi** is recorded in CIDCO office.

Thank You


Yours Sincerely

Chief Lands & Survey Officer
(Land Acquisition)



महाराष्ट्र MAHARASHTRA

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V 905325



जिल्हा कोषागार कार्यालय
मुंबई
- 7 NOV 2015
मुद्रांक प्रमुख लिपीक / लिपीक
H. 120 'S



Verified With Original

Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F. NO. 5931681

Limited Liability Partnership Agreement

THIS Agreement of Limited Liability Partnership is made at NAVI MUMBAI on this 16th day of November, 2015.

Between

Shri Manish Pardasani, individual, aged about 42 years old, PAN AHDPP1965F residing at 701, Laxmi Niwas, 16th Road, Khar (W), Mumbai 400052, hereinafter referred to as the "FIRST PARTY" (which expression shall unless repugnant to the context include the Party of the First Part's permitted successors, nominees and assigns)

And

Shri Savinder Singh Lamba individual, aged about 41 years old, (PAN AABPL9671K) residing at 501/B, Sea Gull CHSL, Shirley Rajan Road, Bandra (W), Mumbai 400050 hereinafter referred to as the "SECOND PARTY" (which expression shall unless repugnant

(Handwritten signatures and initials)

FOR THE FIRST PARTY
Authorised Signatory

to the context include the Party of the Second Part's permitted successors, nominees and assigns)

And

Shri Angad Rekhi individual, aged about 32 years old, PAN AEWPR1281A, residing 1001, 02, Bhumiraj Costarica, Plot No. 1 & 2, Sector 18, Sanpada East, Navi Mumbai 400705, hereinafter referred to as the "THIRD PARTY" (which expression shall unless repugnant to the context include the Party of the Third Part's permitted successors, nominees and assigns)

And

Shri Harvindersingh Lamba individual, aged about 43 years old, (PAN AABPL9674N) residing at 501/A, Sea Gull CHSL Shirley Rajan Road, Bandra (W), Mumbai 400050, hereinafter referred to as the "FOURTH PARTY" (which expression shall unless repugnant to the context include the Party of the Fourth Part's permitted successors, nominees and assigns)

And

Shri Kulbir Singh Rekhi individual, aged about 60 years old, (PAN AADPR1307A) residing 1001/02, Bhumiraj Costarica, Plot no. 1& 2, Sector 18, Sanpada East, Navi Mumbai, 400705, hereinafter referred to as the "FIFTH PARTY" (which expression shall unless repugnant to the context include the Party of the Fifth Part's permitted successors, nominees and assigns)

And

Shri Moksh Pardasani individual, aged about 35 years old, (PAN AFCPP6462N) residing 701, Laxmi Niwas, 16th Road Khar (W) Mumbai 400052 hereinafter referred to as the "SIXTH PARTY" (which expression shall unless repugnant to the context include the Party of the Sixth Part's permitted successors, nominees and assigns)

AND

RPLK TRICITY REALTY LLP an registered LLP having no LLPIN - AAA-2499 and having registered office - 404, J K Chamber, Plot no 76, Sector no 17, Nr Golden Punjab Hotel, Vashi, Navi Mumbai, Thane, Maharashtra, 400703 through its Designated Partner Shri Savinder Singh Lamba hereinafter referred to as the "SEVENTH PARTY" (which expression shall unless repugnant to the context include the Party of the Sixth Part's permitted successors, nominees and assigns)

The First Party, Second Party, Third Party, Fourth Party, Fifth Party, Sixth Party and Seventh Party shall herinafter be collectively referred to as "Partners" and individually as Partner

WHEREAS:

NOW, THEREFORE, in consideration of the mutual covenants, conditions and agreements herein contained, the Partners hereto agree as follows:

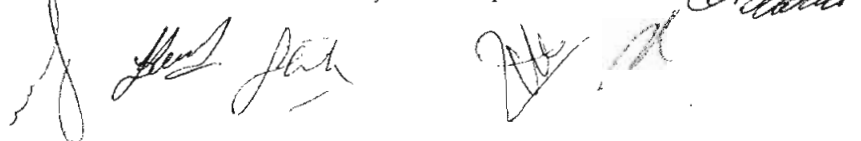
1. Definitions and Interpretation

1.1 Definitions

In addition to the terms defined above, whenever used in this Agreement, unless the context requires otherwise, the following words and terms shall have the meanings set out below:

"Accounting year" means the financial year as defined in the LLP Act, 2008.

"Act" or "LLP Act" means the Limited Liability Partnership Act, 2008.



RPLK TRICITY REALTY LLP
AUG 20 2018 10:57 AM

"Change" means a change in the constitution of the body of Partners or Designated Partners other than their admission or appointment.

"Designated Partner" means any Partner appointed or deemed under the Act as such.

"LLP" or "Partnership" means the limited liability partnership formed pursuant to this agreement.

"LLP Agreement" means this Agreement or any supplement thereof determining the mutual rights and duties of the Partners and their rights and duties in relation to the LLP.

"LLP Rules" means the LLP Rules, 2009 or any other Rules made by the Central Government under the Act or any other Act in relation to LLP's.

1.2 Interpretation

In this Agreement, unless the context otherwise requires:

- a) headings are inserted for convenience only and shall not affect the construction of this Agreement;
- b) references to any document (including this Agreement) are references to that document as amended, consolidated, supplemented, novated or replaced from time to time; and
- c) references in this Agreement to Clauses, Recitals and Annexure are references to clauses, recitals and annexure to this Agreement.

2. Business

The Partnership business shall be to

- 2.1 To carry on in India or elsewhere the business of builders ,developers, contractors, designers, architects, decorators, furnishers, consultants, constructors, and brokers of all types of buildings and structures including houses, residential flats, apartments, offices, godowns, warehouses, shops, factories, sheds, hospitals, hotels, holiday resorts, shopping malls, commercial complexes, shopping cum residential complexes, software technology parks, information technology parks, bridges or infrastructure projects, electronic hardware technology parks, industrial parks ,special economic zones, free trade zones , multiplex theatres & to develop, erect, install, alter, improve add, establish, renovate, recondition, protect participate enlarge, repair, demolish, remove, replace, maintain, manage, buy, sell, lease, let on hire commercialize. Turn to account, fabricate, handle and control, all such buildings and structure and to purchase, sale and deal in all types on immovable properties for development, or for re-sale.
- 2.2 To carry on any kind of commercial business of whatsoever nature.

3. Name

The Limited Liability Partnership shall have the name 'TRICITY REALTY LLP' and hereinafter called as Limited Liability Partnership.

4. Place

The Limited Liability Partnership shall have its registered office at Office No 1001/1002, Bhumiraj Costarica, Plot No 1 and 2, Sector-18, Sanpada, Navi Mumbai-400705 and/or at such other piace or places as shall be agreed to by the majority of the partners from time to time.



Handwritten signatures of the partners, including a vertical stamp on the right side that reads "TRICITY REALTY LLP".

5. **Term of LLP**
The partnership shall commence on the date of registration of LLP and shall continue to operate thereafter subject to the provisions of the LLP Act, 2008 until termination of this Agreement by the consent of all Partners for the time being of the LLP.

6. **LLP Capital, Partners' Contribution**

6.1 The Fixed Capital of the Limited Liability Partnership shall be Rs.1,00,000/- (Rupees One Lac only) and represents shareholding of each partner in the following ratio as on the date;

Partners	Amount of capital
Shri Manish Pardasani	Rs. 16,670/-
Shri Savinder Singh Lamba	Rs. 16,660/-
Shri Angad Rekhi	Rs. 8000/-
Shri Harvindersingh Lamba	Rs. 16,670/-
Shri Kulbir Singh Rekhi	Rs. 25,330/-
Shri Moksh Pardasani	Rs. 16,660/-
RPLK TRICITY REALTY LLP	Rs. 10/-
Total	Rs. 1,00,000/-

6.2 The further Contribution of funds, if any required by the Limited Liability Partnership shall be brought by the partners in the ratio of above fixed capital, unless otherwise agreed upon by all the then Partners. Such further contribution shall be credited into the current capital of partners in the books of LLP.

7. **Certificate of Incorporation**

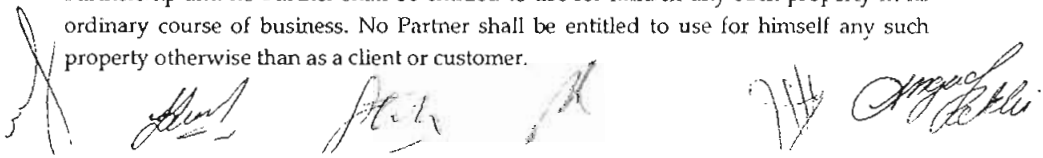
This LLP Agreement along with the LLP Certificate of Incorporation should be laid before a special general meeting of the Partners to be held within 30 days of LLP registration and it shall be the responsibility of the Designated Partners of the LLP to comply with the same.

8. **Common seal**

The LLP shall have separate common seal and it shall be laid before and adopted at the general meeting mentioned in the clause above. The common seal shall be affixed to any document or contract with the approval of and in the presence of atleast one of the Designated Partners of LLP, on each occasion and the same fact recorded chronologically in the seal book maintained for the purpose under their signatures. The meeting of Partners shall ordinarily be held at the Registered Office of the Limited Liability Partnership or at any other place as per the consent and convenience of partners.

9. **Property of Tricity Realty Pvt. Ltd.**

All the tangible, (movable or immovable) and intangible property, all the assets, interests, rights, actions, contracts, privileges, liabilities, obligations relating to and whole of the undertaking of the said Tricity Realty Pvt. Ltd shall vest in the Limited Liability Partnership. Similarly, all the assets created and owned by or acquired and belonging to the Limited Liability Partnership including but not limited to Intellectual Property Rights (IPRs) of whatever kind shall be the property of the Limited Liability Partnership and no Partner shall be entitled to use for himself any such property in its ordinary course of business. No Partner shall be entitled to use for himself any such property otherwise than as a client or customer.



FOR RPLK TRICITY REALTY LLP
Authorised Signatory

10. **Bar against admission of Partner and compliance of persons admitted as partners.**
No Person may be introduced as a new partner without the consent of existing Partners. Such incoming partner shall give his prior consent to act as Partner of the Limited Liability Partnership. Persons admitted as partners shall be duly comply with the provisions of section 25(1) of LLP Act and Rule 22(1) and Form 6 of the LLP Rules and Forms 2008 within a period of 15 days of any change in the name and address, to intimate the LLP.
11. **Withdrawal of Loans**
Any Partner may withdraw the loans advanced or deemed as advanced by him and lying in current capital account to the Partnership business with the consent of other Partners from time to time.
12. **Business transactions of Partner with LLP**
A Partner may lend money to and transact other business with the LLP and in that behalf the Partner shall have the same rights and obligations with respect to the loans or other business transactions as a person who is not a Partner.
13. **Profits & Losses and Partner's Income Account-**
- 13.1 Profits and losses of the Partnership business in each financial year shall be divided between and borne by the Partners in the following proportion as provided herein below

Partners	Share in %
Shri Manish Pardasani	16.67%
Shri Savinder Singh Lamba	16.66%
Shri Angad Rekhi	8%
Shri Harvindersingh Lamba	16.67%
Shri Kulbir Singh Rekhi	25.33%
Shri Moksh Pardasani	16.66%
RPLK TRICITY REALTY LLP	00.01%
Total	100%

- 13.2 Partnership profits and losses computed as due shall be charged or credited to the current capital account of each Partner.
14. **Interest on Capital**
Each partner shall be entitled to interest on current capital at the rate as may be mutually agreed upon from time to time on credit balance standing in the account of each of the partner at the end of each financial year. Similarly, each partner shall pay interest on debit balance in current capital at the rate as may be mutually agreed upon from time to time standing in the account of each of the partner at the end of each financial year.
15. **Partner's Drawings**
Each Partner may draw out of the Partnership funds as drawings from the credit balance of his income account, any sum of money not exceeding the balance in current capital as per terms of clause 6 of this Agreement, subject to such draws to be duly accounted for in each yearly settlement of account and division of profits of the Partnership at the end of each financial year, and the same shall be duly adjusted to the actuals due to or from the partnership by refunds or further draws, as the case may be as required. However, such draws shall be only with the consent of all the other Partners.

(Handwritten signatures of partners)

FOR RPLK TRICITY REALTY LLP

16. **Book of Accounts –**

16.1 All funds of the Partnership business shall be deposited in its name in such banking account or accounts as shall be determined by the Designated Partners. All withdrawals are to be made by cheques signed by the Designated Partners as determined by them.

16.2 All necessary books of account and other papers relating the affairs of the LLP as prescribed under Rule 24 of LLP Rules & Forms, 2008 pursuant to section 34(1) of the LLP Act 2008 shall be ensured by the Designated Partners for the time being to be kept at the principal place of business of the LLP or at other place or places as mutually agreed upon by all the Partners, and regularly maintained on accrual basis and according to double entry system of accounting with all books duly posted with entries arising from day to day up-to-date on any day so as to give a true and fair view of the state of affairs of the LLP. Such books of account shall not be removed from the designated place of business without the consent of all the Partners. Each Partner shall have access and be entitled for taking a copy or an extract of any books of account or related papers of the LLP or folio thereof during the working hours on each working day of the week.

17. **Annual Statements of Accounts and Solvency**

The Designated Partners of the LLP shall, within a period of six months from the end of each financial year, prepare the Annual Statements of Accounts and Solvency for the financial year as at its last day of all the capital contributions, assets and liabilities and of the profits and losses of the LLP, and the same shall be signed by each Partner in addition to the signing thereof by the Designated partners of the LLP as required under section 34(2) of the Act in token of his being bound thereby. If, in the event, any Partner refuses to sign the Annual Statements of Accounts and Solvency giving no valid reason, a copy of the same shall be posted to him by Registered Post Acknowledgement Due to his last known address as supplied by him to the LLP, and same shall be deemed to have been signed by him on the date of such posting.

18. **Audit**

The Statements of Accounts and Solvency of the LLP made each year shall be audited by a qualified Chartered Accountant in practice in accordance with the rules prescribed under section 34(3) of the LLP Act, 2008, namely, Rule 24 of the LLP Rules & forms, 2008. It shall be the responsibility of the Designated Partners of the LLP to comply with Rule 24 of the said Rules in every respect.

19. **Division of Annual Profit of the LLP**

As soon as the Annual Statements of Accounts and Solvency shall have been signed by the Partners and the same duly audited and the auditor rendering his report thereon, the net profits, if any, of the LLP business, shall be divided between the Partners in the proportion specified in and in accordance with the provisions of this Agreement.

20. **Remuneration to Partners**

Designated partners shall be entitled to remuneration for taking part in the conduct of the LLP's business at the amount mutually decided by all the partners from time to time.

21. **Management of the LLP**

21.1 Partners of the LLP other than Designated partners shall be non-working Partners. Their right to participate in the management of the LLP shall be as provided in this Agreement and otherwise it is restricted to:

- Ratification of this LLP Partnership Agreement post-incorporation of the LLP;

For RPLS TRICITY REALTY LLP

Chartered Secretary



- Any alteration to this LLP Agreement,
- The admission of new Partners;
- Appointment of Designated Partner;
- Raising further capital under para 6(2) above,
- Acceptance of Annual Accounts and Solvency and the Auditor's Report thereon;
- Assignment and transfer of partnership rights, by the Partners in any way;
- Expulsion of any Partner;
- Any proposal of the LLP to make an application to the Central Government that the affairs of the LLP ought to be investigated;
- Change of business;
- Any sale or merger or amalgamation of the LLP with another entity; and
- Winding up and dissolution of the LLP.

21.2 In deciding all the matters specified above by a 75% majority vote of the Partners present at a meeting of Partners duly called and held, except expulsion of any partner and change of business, which shall require a unanimous decision of all the Partners excluding the Partner shall have one vote each irrespective of their capital contribution to the LLP's capital. The decisions so taken shall be recorded in the minutes within ten days of the general meetings and the same kept at the registered office of the LLP.

22. Designated Partners

Shri Manish Pardasani, Shri Angad Rekhi, Shri Harvindersingh Lamba, Shri Moksh Pardasani, Shri. Kulbir Singh Rekhi, Savinder Singh Lamba and M/s. RPLK Tricity Realty LLP through its one of the designated partners shall be designated partners. The Designated partners appointed by the LLP shall be responsible both for business management in its entirety and compliance management under the LLP Act and this Agreement. The management of the LLP shall be carried on jointly by the Designated Partners as agreed upon mutually between them by themselves or otherwise so however that they both shall be the first two Designated partners to be named in the Incorporation Document submitted for the LLP's registration and to be answerable for the doing of all acts, matters and things as are required to be done by the LLP in respect of compliance of the provisions of the LLP Act, 2008 in terms of sections 7,8 and 9 of the said Act. The Partners may appoint more Designated Partners by a 75% majority vote of the Partners present at a meeting of Partners duly called and held at any time and from time to time out of the Partners. The Designated Partners may by their unanimous decision, delegate their powers to any one or more Designated Partners or any top-ranking officers of the LLP as they may consider fit or necessary in the management of the affairs of the LLP at any time or from time to time and similarly withdraw the same.

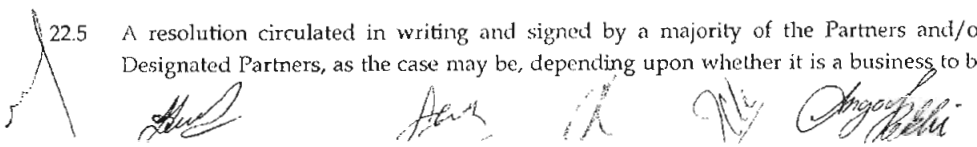
22.1 Every Partner appointed as a Designated Partner by a majority of the Partners as stated in clause above shall be entitled to take part in the management of the LLP.

22.2 Any matter or issue relating to the LLP shall be decided by a majority in number of the Designated Partners which shall in every case include the Partners being the original Parties hereto so long as they continue as the Designated Partners of the LLP.

22.3 Banking Operations (a) that the LLP shall operate bank accounts from Navi Mumbai and or at such other place as may be mutually decided from time to time. (b) Bank account shall be operated by any one Partner severally.

22.4 Each Partner shall render true accounts and full information of all things affecting the LLP to the Designated Partner(s) and on request to any Partner or his legal representative.

22.5 A resolution circulated in writing and signed by a majority of the Partners and/or Designated Partners, as the case may be, depending upon whether it is a business to be



RPLK TRICITY REALTY LLP
 Address: 1st Floor, 1st
 Floor, 1st Floor, 1st Floor

transacted at a General Meeting or Executive Meeting, including the Partners, who are the original Parties to this Agreement in every case, shall be deemed to be duly passed, the date of passing such circular resolution being the date of the signature of the person signing last

23. Designated Partner's attention to business

23.1 The Partners being the original Parties hereto and other Partners appointed as Designated partners of the LLP shall at all times:

- a) Protect the property and assets of the LLP;
- b) Devote the whole of their attention to the said partnership business diligently and faithfully by employing themselves in it, and carry on the business for the greatest advantage of the partnership;
- c) Punctually pay their separate debts the LLP, if any, duly and indemnify the LLP or other Partners towards charges, expenses or costs incurred to protect the assets of the LLP against any failure to do so; and
- d) Upon every reasonable request, inform the other Partners of all other Partners of all letters, writings and other things which shall come to their hands or knowledge concerning the business of the LLP.

24. Number of Designated partners

The maximum number of Designated Partners appointed for the LLP shall be ten or such other number as mutually agreed upon by the Partners being the original Parties hereto or as decided by the Designated Partners of the LLP unanimously at any time and from time to time not exceeding ten.

25. Performance of work by Partner

If at any time any work for the LLP is to be done under this Agreement or any Supplement thereto by any Partner, it may be done by any of his relative or other agent or servant engaged by such Partner competent to do the work on condition that any payment in that behalf shall be to the account of the Partner concerned entailing nothing to be borne by the LLP. Where such a Partner fails to perform such work contracted by him with the LLP, any other Partner may do the same instead or have it done by persons competent to do the work and engaged as his agents additionally to such of the work, if any, contracted by him on his own account with the LLP, at the cost of the LLP. There is nothing contained in this para to enable a Designated Partners to assign his responsibility to anyone being an outsider to interfere in the business management of the LLP entrusted to or undertaken by him.

26. Transfer or assignment of Share of Capital contribution by Partner-

26.1 No Partner shall without the consent in writing of all the Partners transfer, assign or mortgage his share of interest in the LLP by way of a share of the profits and losses of the LLP and to receive distributions under this Agreement in any way in whole or in part.

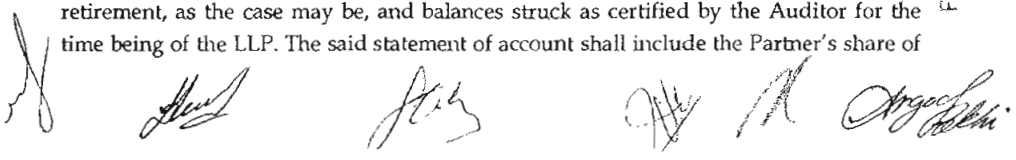
26.2 On the transfer of a Partner's interest in the LLP as set out in the clause above, section 42(2) and (3) of the Act, shall become applicable to the transferor Partner and the transferee, respectively.

27. Death or voluntary retirement of Partner

If any Partner dies or voluntarily retires, a statement of account shall be taken and made out of his share of the capital and be paid at the earliest as may be decided by the Designated Partners of the LLP, subject to required adjustments between his capital account and income account transactions and transfers made till the date of death or retirement, as the case may be, and balances struck as certified by the Auditor for the time being of the LLP. The said statement of account shall include the Partner's share of

FOR PUBLICATION OF THE LLP

Authorized Signatory



profit and loss for the period from the beginning of the financial year in which his death or retirement occurs until the end of the calendar month in which the event takes place.

28. Representative of deceased or retired Partner

At the discretion of the all the Partners, the nominee or representative of the deceased or retired Partner may be admitted as a Partner against retention of the dues to the former Partner by the LLP. In no case such persons shall have the power to interfere in the management or conduct of the LLP's business by virtue of anything done by the Partner who had existed.

29. Liability of Partners

The liability of a Partner or Designated Partner in relation to the LLP shall be as set out in the Act and in particular every partner shall indemnify the LLP insofar as every partner may take part in its management. It is a condition of this Agreement that the LLP shall indemnify each Partner in respect of payments made and personal liabilities incurred by him (a) in the ordinary and proper conduct of business of the LLP, and (b) in or about anything necessarily done for the preservation of the business or property of the LLP.

30. Expulsion of Partner

A Partner may not be expelled by a unanimous decision of the Partners save in good faith and in the interest of the LLP Business, only after a show-cause notice in writing is served on that Partner or Designated Partner giving 7 days' time for his response and in that event the Partner expelled shall be entitled to the benefits of a retiring Partner in accordance with the provisions of this Agreement in that behalf.

31. Contracting on behalf of the LLP

All contracting by way of placement of orders for supplies to the LLP shall be carried out only by the Designated Partners in the manner as mutually agreed upon between them at any time and from time to time.

32. Giving Credit


No Designated Partner shall lend money or give credit to or have any dealings on behalf of the LLP with any person or company or LLP or other entity whose credit-worth is doubtful and who is forbidden due to former crisis of confidence confronted by the LLP in dealing with him or it.

33. Acts forbidden

Without the consent given in writing of the other Partners, no Partner while he is a Partner for the time being of the LLP shall -

- Transfer, assign otherwise encumber his share in the assets or profits of the LLP;
- Take any apprentice or hire or dismiss (except in cases of gross misconduct) any servant or agent of the LLP;
- Lend any money or deliver upon credit any of the goods of the LLP to any person or persons whom the other Partners shall have previously in writing forbidden to trust;
- Give any unauthorized security or promise for the payment of money on account on behalf of the LLP except in the ordinary course of its business;
- Secure unauthorized surety or guarantee for anyone encumbering or otherwise charging or pledging the properties of the LLP;
- Draw or accept or endorse unauthorisedly any bill of exchange or promissory note on LLP's account;

FOR PARTNERSHIP OF LLP
AFTER 15.05.2016



- Draw or accept or endorse unauthorisedly any bill of exchange or promissory note on LLP's account;
- Draw and sign any Cheque on behalf of the LLP unauthorisedly on its banking account;
- Remit the whole or part of any debt due to the LLP;
- Lease, sell, pledge or do other disposition of any of the LLP's property otherwise than in the ordinary course of business;
- Commit to buy or buy any immovable property for the LLP;
- Do any act or omission rendering the LLP liable to be wound up by the Tribunal;
- Share business secrets of the LL with outsiders;
- Derive profits from any transaction of the LLP or from the use of its name, resources or assets or business connection by carrying on a business of the nature as competes with that of the LLP, and remain without accounting for the same to the LLP;
- Submit a dispute relating to the LLP's business to arbitration;
- Open a banking account on behalf of the LLP in his own name;
- Commit to compromise or relinquish any claim in whole or in part of the LLP;
- Withdraw a suit filed on behalf of the LLP;
- Admit any liability in a suit or proceeding against the LLP;
- Enter into any partnership joint venture, float any subsidiary LLP or company with the LLP being the promoter or acquirer of interest or control.

34. Notice

34.1 To the LLP

Any notice by the Partners to the LLP may be given by addressing to the LLP and leaving it at the registered office of the LLP.

34.2 To a Partner

Any notice to a Partner shall have been sufficiently given by the LLP by leaving it addressed to the Partner at the registered office of the LLP or by sending the same by registered post to his usual or last known address.

35. Term of validity of deed

This LLP shall be at will and can be terminated by giving a notice of a period of 30 days by any Partner to other Partners.

36. Partners and LLP to ratify this agreement to be bound

This Agreement shall become valid to bind the LLP on its incorporation on its being ratified by all of its Partners both for themselves and on behalf of the LLP in terms of section 23(3) of the LLP Act, 2008.

37. Termination & Dissolution

If any time owing to losses or any other cause whatsoever one-fourth of the entire capital of the LLP shall have been lost or not represented by available assets or there exists reasonable cause of apprehension that a call on the Partners to contribute further capital of 25% or more of the entire capital of the LLP is imminent in order to carry on its business as a solvent entity, a majority in value of the Partners may require the LLP to be dissolved and wound up as if the same has occurred by efflux of time.

38. Arbitration

38.1 All the matters not expressly provided in this Agreement shall be decided by the consent of all the Partners in writing. Failing that all disputes and questions about and in connection with the LLP under this Agreement arising between the Partners or between any one of them and the legal representative of the Partners or with the LLP at any time and from time to time, shall be settled by conciliation or by arbitration as provided under the Arbitration and Conciliation Act, 1996 as if the parties to the dispute have consented in writing for determination of the same as aforesaid and the provisions of the said Act apply accordingly.

38.2 If any question arises whether the dispute relates to formation, management or business of the LLP, the question shall be referred to a sole arbitrator, whose decision thereon shall be final.

39. Alteration or amendment

No alteration to or amendment or change in this LLP Agreement including any change of business of the LLP in terms of para 8 of the First Schedule to the LLP Act shall be valid unless it is reduced to writing as a Supplement to this Agreement duly accepted by every Partner of the LLP by himself or his legal representative(s), as on the relevant date of alteration, amendment or change.

40. Entire agreement, Severability & Waiver-

40.1 The forgoing constitutes the entire agreement between the Parties hereto on the subject-matter.

40.2 If any part of this Agreement is held by any Court or authority of competent jurisdiction as void or without effect it shall be limited to that extent and be binding on all parties hereto at the relevant time as a severable part thereof with nothing to affect the rest of this Agreement.

40.3 A failure or a waiver of exercise of any right or power or benefits under this agreement by a Partner or Designated Partner or on their behalf shall not operate as a waiver of the same forever during the term of this agreement nor any delayed exercise of any right or power or benefit by a Partner or Designated Partner or on their behalf under this Agreement deemed as a waiver.

IN WITNESS WHEREOF the parties have put their respective hands the day and year first hereinabove written.

Signed and delivered by the

SHRI MANISH PARDASANI

FIRST PARTY

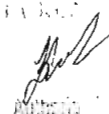


Signed and delivered by the

SHRI SAVINDER SINGH LAMBA

SECOND PARTY

For RPLK TEL. 111 1111 1111



Signed and delivered by the

SHRI ANGAJ REKHI

THIRD PARTY



Signed and delivered by the

SHRI HARVINDERSINGH LAMBA

FOURTH PARTY



Signed and delivered by the

SHRI KULBIR SINGH REKHI


FIFTH PARTY

Signed and delivered by the

SHRI MOKSH PARDASANI

SIXTH PARTY

Signed and delivered by the

FOR RPLK TRICITY REALTY LLP 



AUTHORISED SIGNATORY



SEVENTH PARTY


For RPLK TRICITY REALTY LLP



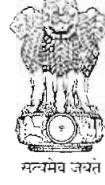
Authorized Signatory

In Presence of

1.

Jaspreet Marakata 

2. Priyanka Telkar 



**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS**

Registrar, Mumbai
Everest, 100 Marine Drive, Mumbai, Maharashtra, 400002, India

FORM 19

[Refer Rule 32(1) of the LLP Rules, 2009]

CERTIFICATE OF REGISTRATION ON CONVERSION

OF
TRICITY REALTY PRIVATE LIMITED
TO
TRICITY REALTY LLP

LLP Identification Number: AAF-1737

It is hereby certified that TRICITY REALTY LLP is this day registered pursuant to section 58(1) of the LLP Act, 2008.

Given at Maharashtra this Sixteenth day of November Two thousand fifteen.

Ministry of
Corporate Affairs
Govt of India



Registrar, Mumbai

Note: The corresponding form has been approved by Arya Jayant Pyarelal, Assistant RoC and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(ii) of the Limited Liability Partnership Rules, 2009.

The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

Mailing Address as per record available in Registrar office:
TRICITY REALTY LLP
1001/1002, Bhumiraj Costarica, Plot No. 1 & 2,, Sector 18, Sanpada (E),
Navi Mumbai, Thane,
Maharashtra, 400705, India.



Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number :27AAKFT6601L1ZT

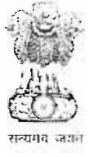
1.	Legal Name	TRICITY REALTY LLP			
2.	Trade Name, if any	TRICITY REALTY LLP			
3.	Constitution of Business	Partnership			
4.	Address of Principal Place of Business	BHUMIRAJ COSTARICA, PLOT NO 1 AND 2, SECTOR 18, SANPADA, Thane, Maharashtra, 400705			
5.	Date of Liability	01/07/2017			
6.	Period of Validity	From	01/07/2017	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority				
Signature					
Name					
Designation					
Jurisdictional Office					
9.	Date of issue of Certificate	21/09/2017			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of the application for registration

Verified With Original



Indresh Kr Singh
State Bank Of India
Manager / (BFT)
P.F. NO. 5931681



GSTIN 27AAKFT6601L1ZT
Legal Name TRICITY REALTY LLP
Trade Name, if any TRICITY REALTY LLP

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 0



GSTIN 27AAKFT660HL1ZT
Legal Name TRICITY REALTY LLP
Trade Name, if any TRICITY REALTY LLP

Details of Managing / Authorized Partners

1		Name	MANISH SRICHAND PARDASANI
		Designation/Status	PARTNER
		Resident of State	Maharashtra
2		Name	SAVINDERSINGH DEVINDERSINGH LAMBA
		Designation/Status	PARTNER
		Resident of State	Maharashtra
3		Name	ANGAD KULBIRSINGH REKHI
		Designation/Status	PARTNER
		Resident of State	Maharashtra
4		Name	harvindersingh devindersingh lamba
		Designation/Status	partner
		Resident of State	Maharashtra
5		Name	KULBIRSINGH DAYAL SINGH REKHI
		Designation/Status	PARTNER
		Resident of State	Maharashtra
6		Name	MOKSH SRICHAND PARDASANI
		Designation/Status	PARTNER
		Resident of State	Maharashtra



1-0/000

Land Acquisition Department
CIDCO Bhavan, 7th Floor
CBD Belapur
Navi Mumbai 400614.
Tel. 67128116.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

File No. 2/00000000786/2000126

Date 26.06.2019

District : RAIGAD

Taluka : UR

Node : Pushpak

Village : Jasai

Allotted Node : Pushpak

Sector No. : 26

Plot No. : 340

Area: 2,270.00 Sq.Mtrs

क्र. सिडको/भूमिसंपादन/न.भू.प्र./न.उ.र./2019/सं. 5
प्रति.

30338281 सिटी गोल्ड कार्मिंग प्रा. लि. वावुवान एम पारेड

Letter of Allotment (22.5% Scheme)

विषय - प्रस्तावित नेरूळ टरण रेग्वे प्रकल्प; न्हाका शिवडी जांडास्ता प्रकल्प/तवी
मुंबई विकास प्रकल्पासाठी व अनुषंगीक कामासाठी संपादन करण्यात येणाऱ्या
जमिनीवद्दल तुकमान भरपाईपोटी विक्रीची भूखंडाचे वाटप करण्याबाबत.

संदर्भ -

- 1) शान्त निर्णय नगर विकास विभाग क्र. सी.आय.डी.-1812/प्र.क्र.274/नवि-10.
दिनांक 1 मार्च 2014
- 2) शान्त निर्णय महसुल व वन विभाग क्र.एलव्हापन-05/2014/प्र.क्र.39-अ-2 दिनांक
16 जून 2014
- 3) शान्त निर्णय महसुल व वन विभाग क्र. आरपीएन 2014/ प्र.क्र.52/र-3 दिनांक 25 जून
2014
- 4) सिडकोचे परिपत्रक क्र. सिडको/व्य.स./आदि/2014 दिनांक 19 सप्टेंबर 2014
- 5) शान्त निर्णय नगर विकास विभाग क्र.सिआयडी-3317/1295/प्र.क्र.184/नवि-10
दिनांक 28.02.2018

महोदय/महोदया,

उपरोक्त शासन निर्णय नगर विकास विभाग क्र.सी.आय.डी.-1812 / प्र.क्र.274 / नवि-10, दिनांक 1
मार्च 2014 व शासन निर्णय नगर विकास विभाग क्र.सिआयडी-3317 / 1295 / प्र.क्र.184/नवि-10 दिनांक
28.02.2018 अन्वये प्रस्तावित नवी मुंबई विकास प्रकल्पासाठी व अनुषंगीक कामासाठी आवश्यक असलेल्या मौजे
Jasai तातुका UR जिल्हा RAIGAD येथील नमुद केलेल्या आपल्या जमिनीच्या संपादनाचा संमती निवाडा (Consent Award) मुख्य भूमी व भूमापन अधिकारी तथा अप्पर जिल्हाधिकारी शहर आणि औद्योगिक विकास
महामंडळ / उपजिल्हाधिकारी (भूमिसंपादन) मेट्रो सेंटर क्र. 1/2/3 पनवेल/ उरण यांनी आपण दिलेल्या
संमतीपत्रानुसार भूमिसंपादन अधिनियम 1994/ महाराष्ट्र प्रदेशिक आणि नगर नियोजन कायदा, 1966 कलम
126. 1 (अ) व (ब)/ भूमी संपादन, पुनर्वसन व पुनस्थापना करताना वाजवी भरपाई मिळण्याचा व पारदर्शकतेचा
हक्क अधिनियम, 2013 च्या तरतुदीनुसार जाहिर केला आहे.
आपल्या उपरोक्त जमिनीच्या तसेच त्यामध्ये झोड, विहिरी वगैरे असल्यास, त्या सर्वांबद्दल एकत्रितरित्या देय
दोषाच्या तुकमान भरपाईपोटी Pushpak नोड तातुका UR येथे मोडतीनुसार आपणांस देय झालेल्या खालील
क्षेत्राचा भूखंड वाटप करण्याबद्दल मुख्य भूमी व भूमापन अधिकारी तथा अप्पर जिल्हाधिकारी शहर आणि
औद्योगिक विकास महामंडळ / उपजिल्हाधिकारी (भूमिसंपादन) मेट्रो सेंटर क्र. 1/2/3 पनवेल/ उरण यांनी निवाड्या
मध्ये नमुद केले आहे व त्यानुसार सदर भूखंड आपण अटी व शर्तीवर तसेच सिडको महामंडळावर
कगवयाच्या भाडेपट्टी करारनामा (AGREEMENT TO LEASE) आणि भाडेपट्टाखत (LEASE DEED)
यामध्ये अंतर्भूत असलेल्या अटी व शर्तीस अधिन राहून वाटप करण्यात येत आहे.

1) संपादन जमिनीविषयीचा मुख्य भूमी व भूमापन अधिकारी तथा अप्पर जिल्हाधिकारी शहर आणि औद्योगिक
विकास महामंडळ / उपजिल्हाधिकारी (भूमिसंपादन) मेट्रो सेंटर क्र. 1/2/3 पनवेल/ उरण यांनी निवाड्यामध्ये नमुद
केलेल्या सक्षित तपशिल व आपणांस वाटप केलेल्या भूखंडाचा तपशिल खालीलप्रमाणे आहे.

10000

Land Acquisition Department
CIDCO Bhavan, 7th Floor
CBD Belapur
Navi Mumbai 400614.
Tel. 67128116

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

File No. 2/0000000786/2000126

Date 26.06.2019

District : RAIGAD

Taluka : UR

Node : Pushpak

Village : Jasai

Allotted Node : Pushpak

Sector No. : 26

Plot No. : 340

Area: 2,270.00 Sq.Mtrs

भूमिनिर्माण दिनांक	प्लॉट क्र.	नैपथ्य दिनांक	जमिनीचा दि.। मॉड. 2014 च्या अन्वये शासन नियमांतुसार प्लॉटपात अनुज्ञेय क्षेत्र (चौ.मी.)	प्लॉटपात क्षेत्र (चौ.मी.)	प्लॉटपात क्षेत्र (चौ.मी.)	प्लॉटपात क्षेत्र (चौ.मी.)
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9	132/6 पै	0-23-10				
9	135/10 पै	0-19-20				
9	135/6 अ	0-11-30				
9	135/6 ब	0-22-20				
9	135/7	0-11-90				
9	135/9	0-13-80				
9	136/1	0-49-90				
9	136/11 पै	0-06-20				
9	136/2	0-38-0				
9	136/6 पै	0-32-10				
9	136/9	0-10-40				
9	137/1 पै	0-25-00				
9	137/2	0-08-10				
9	137/3 अ	0-15-70				
9	137/3 ब	0-24-80				




प्लॉटपातसाठी भगववाच्या रकमांचा तपशिल :



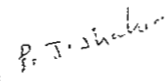


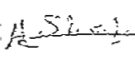
क्र.	तपशिल	एकूण रक्कम	कर (CGST)	कर (SGST)	करासह एकूण रक्कम
1	व्यापिक भाडेपट्ट्याच्या रकम प्रती वर्षाने 1/- या दराने	60.00	5.40	5.40	70.80
2	करारनाम्यासाठी दस्तऐवज शुल्क	500.00	45.00	45.00	590.00
3	जलव्योम विकास शुल्क प्रति चौ. मि. रु 200/- या दराने	454,000.00	0.00	0.00	454,000.00
4	इतर	0.00	0.00	0.00	0.00
एकूण रक्कम रुपये :					454,660.80

LAND ACQUISITION DEPARTMENT (22.5% Scheme)

LETTER OF ALLOTMENT

File No: 02-MTHL Node : PUSHPAK-ULWE Village: JASAI Date: 6/21/2019
 Alloted Node : PUSHPAK-ULWE Sector No: 26 Plot No: 340 Area (SqM): 2270

PAP's Details				
Sr.No	Holder Details	Left Finger	Photo	Signature
1	CITY GOLD FARMING PVT. LTD. BABULAL MAFATLAL S/O MAFATLAL PAREKH 502/503 DEARKA BUILDING THANAWALA LANE NEAR JAIN TEMPLE VILE PARLE EAST MUMBAI 400 057 Aadhar card - 590135718176			

Witness Details				
No.	Name & Address	Left Finger	Photo	Signature
1	PRASHANT JITENDRAKUMAR SHAH PAMBA CHS FL 1T NO 23 PLOT NO 81 SECTOR 29 VASHI NAVI MUMBAI THANE Phone No - 8879434622			
2	ASHOK KUMAR RAJESHWARI PANDEY ROOM NO 12 HOUSE NO 460 SECTOR 20 NERUL NAVI MUMBAI Phone No - 8451874400			



398/0

इतर पावती

Original/Duplicate

Thursday, 08 June 2023 3:39 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 11645 दिनांक: 08/06/2023

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल3-0-2023

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. अभिमन्यू जाधव

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

शोध व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00

Sub-Registrar Panvel 3

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

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

बँकेचे नाव व पत्ता:

तुम्हारा 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 8th 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 9th 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 17th 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.

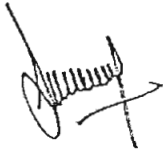
Pursuant to section 108(1) and 108 (2) of the LARR Act, 2013, the State Government vide Govt. Resolution Urban Development Dept. No. CID-1812/CR/-274/UD-10 dated 1st March 2014 (hereinafter referred to as the "G. R. dated 01.03.2014") has, in lieu of monetary compensation, provided for higher and better 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.



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 8th 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.



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"

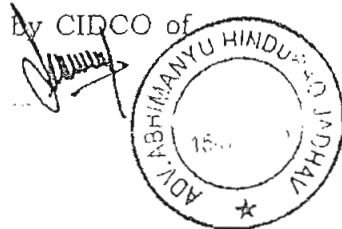
As per provision of MRTP Act, 1966 section 126 (a) & (b) CLSLO/Deputy collector in metro center Panvel/Uran declared the award, the Corporation has allotted to the Licensee, vide its allotment letter No. 2000126 dated 21/06/2019.

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



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

SEARCH REPORT

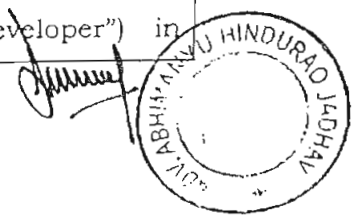
Concern for my client M/S. TRICITY REALTY LLP, a Limited Liability Partnership firm duly registered under the provisions of the Limited Liability Partnership Act, 2008, through its partners 1) MR. MANISH SHRICHAND PARDASANI, 2) MR. MOKSH SHRICHAND PARDASANI, 3) MR. SAVINDER SINGH LAMBA, 4) MR. KULBIR 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. AGREEMENT TO LEASE dated 8 th 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



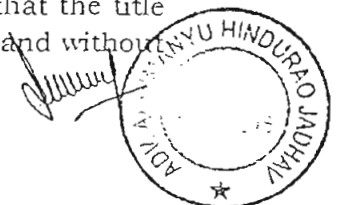
	<p>Registrar of Assurance at Panvel-1 vide its Registration Receipt No. 7565 under Registration Document Serial No. PVL-1-6512-2019 dated 11/07/2019.</p> <p>ii. TRIPARTITE AGREEMENT dated 9th December 2019 executed between the Corporation as First Part and, the Original Licensee as a Second Part and 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.</p>
2020 to 2021	Available Index Checked No Entry Found.
2022	<p>TRIPARTITE AGREEMENT dated 17th May 2022 executed between the Corporation as First 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 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</p>



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-2-18058-2019 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

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 8th 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 9th 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 17th 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 black ink, appearing to read "Abhimanyu H. Jadhav".

Advocate

ADV. ABHIMANYU H. JADHAV

ADV. ABHIMANYU H. JADHAV

Apt. No. PL 6A-4-3, Khundeshwar Apts., Sector 01, Khanda Colony,
New Panvel (W), Tal. Panvel, Dist. Raigad 410206
Email ID: abhimanyuj7@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

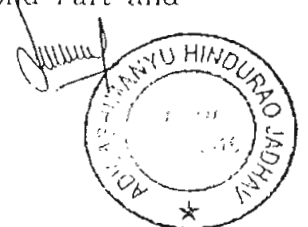
FORMAT-A
(Circular:-28/2021 dated 08/03/2021)

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



	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.
2023	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





भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/122221/642053

मालिक का नाम एवं पंता Shree Ganesh Enterprises दिनांक/DATE: 31-01-2022
 OWNERS Name & Address 1201, V Time Square, Sector 15, CBD वैधता/ Valid Up to: 30-01-2030
 Belapur, Navi Mumbai

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।
 2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	NAVI/WEST/B/122221/642053 ✓
आवेदक का नाम / Applicant Name*	Amit Doke
स्थल का पता / Site Address*	Plot no 340, Sector 26, Pushpak, Navi Mumbai, Pushpak Navi Mumbai, Navi Mumbai, Maharashtra ✓
स्थल के निर्देशांक / Site Coordinates*	18 57 48.82N 73 01 44.41E, 18 57 48.22N 73 01 45.40E, 18 57 50.59N 73 01 45.62E, 18 57 49.99N 73 01 46.61E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	13.51 M ✓
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	55.1 M ✓

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

3. This NOC is subject to the terms and conditions as given below:

भारतीय विमानपत्तन प्राधिकरण
 Regional headquarters - Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
 Mumbai-400099 Tel. no 91-22-2830606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI WEST B/122221/642053

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायेगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the "NOC" is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढ़िया, मुम्टी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of any kind shall project above the Permissible Top Elevation as indicated in para 2.



Handwritten signature/initials.

मुम्बई क्षेत्र, पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुम्बई- 400099 दूरभाष संख्या : 91-22-26300606
Regional headquarters Western Region Portia Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel no 91-22-26300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/122221/642053

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट I, सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएगी।

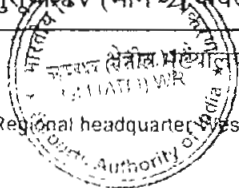
k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊंचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu, Navi Mumbai, Santa Cruz विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमानपत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची-IV (भाग-II) केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

रिजिस्ट्रार



Regional headquarters, Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East, Mumbai-400099 Tel no 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NAVI WEST/B/12222/642053

n. This NOC ID has been assessed with respect to the Juhu, Navi Mumbai, Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV (Part-I), Schedule- IV (Part-2: RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2: आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता हैं, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2: other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.



7/2/14

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपार्ले ईस्ट
मुंबई-400099 दूरभाष संख्या 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel no 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

NAVI/WEST/B/122221/642053

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer	<i>Prasad</i> 31/01/2022
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	ए.बी.एस. / MOOSA T. S. मैनेजर (ए.टी.ए.), पश्चिमी विमानपत्तन प्राधिकरण
द्वारा तैयार Prepared by	<i>Amalika</i> 31/01/22 Asthal Tikky MGR (AIB)
द्वारा जांचा गया Verified by	<i>P.K. Singh</i> 31/01/2022 Asst M (AIB - DOAS) WL

ईमेल आईडी / EMAIL ID : nocwr@aai.aero
फोन/ Ph: 022-28300656

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	25332.13	126.36
Navi Mumbai	5452.26	232.37
Santa Cruz	22252	130.04
NOCID	NAVI/WEST/B/122221/642053	

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलिंगडॉल इन्डिया
मुंबई- 400099 दूरभाष संख्या 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel no 91-22-28300606



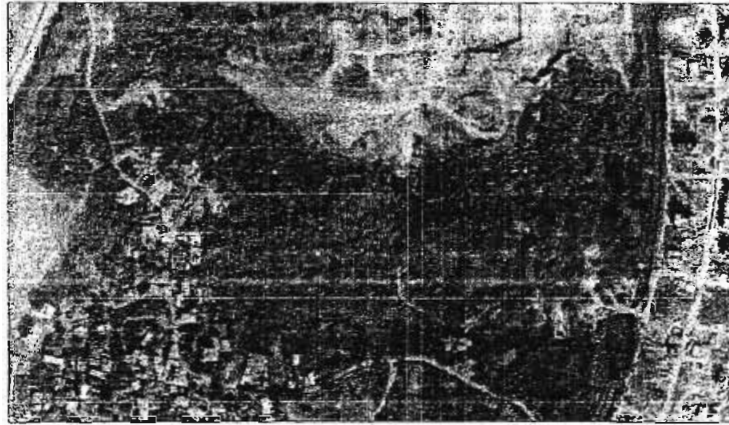
भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

NAVLWEST B 122221.642053

Direct View

0410

Satellite view



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विल्लारले ईस्ट
मुंबई- 400099 दूरभाष संख्या 91-22-28300606

Regional headquarter Western Region,Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel no 91-22-28300606



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - 099999 MH 1970 DGC - 014270)

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,

Nav Mumbai - 400 614

PHONE : 00-91-22-2202 2600

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,

Nav Mumbai - 400 614

PHONE : 00-91-22-6791 8100

FAX : 00-91-22-6791 8160

Ref. No. CIDCO/FIRE/HQ/2023/E - 198286

Date: 03/04/2023

To

The Sr. Planner (Building Permission (NM))
CIDCO LTD. 4th Floor,
Raigad Bhavan, C.B.D.,
Belapur, Navi Mumbai - 400 614.

SUBJECT: Provisional NOC Stipulating fire protection requirements for the proposed residential cum commercial high-rise building on Plot No.340, Sector 26, Pushpak, Navi Mumbai.
For M/s. Tricity Realty LLP.

REFERENCE:

- 1) Application from Architect M/s. Dimensions received to this office on 28/03/2023
- 2) Letter received from Senior Planner (BP) vide letter No. CIDCO/TPO/SP(BP)/2023/E-191454 dated 23/03/2023.(R.28.03.2023)
- 3) Certified Area of construction by architect GBA 11645.868 sq.mtrs accordingly fire service fees already paid Rupees 81521.02/- vide receipt no. 6100002035/2022 dated 31/03/2023.
- 4) Agreement to lease between CIDCO ltd & M/s. City Gold Farming Pvt. Ltd. & dated 08/07/2019.
- 5) Tripartite Agreement between CIDCO ltd & M/s. City Gold Farming Pvt. Ltd. and M/s Shree Ganesh Enterprises 09/12/2019.
- 6) Tripartite Agreement between CIDCO ltd & M/s. Shree Ganesh Enterprises and M/s. Tricity Realty LLP dated 17/05/2022.
- 7) Three sets of Architectural drawings.

Sir,

M/s Dimensions architect of the said project, under the instruction of his client M/s. Tricity Realty LLP had applied to this department to obtain provisional fire NOC for their proposed Residential cum Commercial building having Ground + 10th upper floor with height 32.30 mtrs of measured from ground level to the terrace on Plot No.340, Sector.26, Pushpak, Navi Mumbai M/s. for Tricity Realty LLP.

No.	Direction	From building line	Clearance
1	On Towards North	20.00 mtrs	4.5 mtr
2	On towards South	Plot No. 345	6 mtr
3	On towards East	Plot No. 359	6 mtr
4	On towards West	Plot No. 341	6 mtr

B] OPEN SPACES WITH IN THE PLOT:-

Sr. No.	Direction	From building line to plot boundary	Clearance
1	North	Clear 4.5 mtrs	As per submitted project needs
2	South	Clear 6 mtrs	
3	West	Clear 6 mtrs	
4	East	Clear 6 mtrs	

C] STRUCTURE DETAILS:-

Sr. no	No. Of Bldg.	No. of wing	No. Of Floor	Height in mtrs	No. stairs and width	No of lifts and fire lifts.	Uti. Tank capacity	Gen. Tank capacity	Fire pump room	Fire Dept. (Yes/No)	Other (Yes/No)
1	1	1	G+10	32.30	02 Nos with 1.5 mtrs width	03 of which 1 is fire lift	150000	150000	Yes	Yes	Yes

D] OCCUPANCY DETAILS:-

Sr.no	Floor	Activity	Proposed area in sq. mtrs
1.	Ground	Car parking & Commercial & Amenity	435.35
2.	1st	Residential	751.27
3.	2nd	Residential	668.255
4.	3rd	Residential	668.255
5.	4th	Residential	668.255
6.	5th	Residential	668.255
7.	6th	Residential	668.255
8.	7th	Residential	668.255
9.	8th	Residential	668.255
10.	9th	Residential	668.255
11.	10th	Residential	668.255
12.		Terrace	80.581
13.		GBA	11615.868 sqmtrs

E] FIRE DEPARTMENT COMMENTS:

1. Party had proposed the said Residential cum Commercial building as per the UDCPR
2. Party had informed undersigned that they had complied the UDCPR.
3. The plot area is 2269.450 sq mtrs

7. The entire plot is directly approachable through 20.00 mtrs wide Road from North Side.
8. Clear and unobstructed drive way of more than 6.00 mtrs. & 4.5 mtrs are proposed on side of the building for the fire fighting purpose which can take a load of 45 tons
9. Party had proposed Ground + 10th upper floors with height of 32.30 mtrs measured from ground level to the terrace
10. Party has proposed 02 nos. of staircases each of 1.5 mtrs wide enough along with fire resistance doors are proposed.
11. Party has proposed 02 nos. of passenger lift. 01 of passenger lift.
12. Party has proposed 6 Nos of shop on ground floor.
13. Party has proposed 14 level Car Parking Tower with height 33.605 mtrs.
14. Common underground tank purely for firefighting purpose is of 150000 ltrs & separate O.H. tank, purely for firefighting propose is of capacity 25500 Ltrs is accepted.
15. Separate fire duct for riser system with proper opening at each floor level is proposed.
16. The wet -riser system, detection & alarm system along with proper pumping system is proposed.,
17. Refuge area of 33.345 sqmtrs is proposed on 8th floor as shown in plan.
18. The submitted proposal is well in order in fire & life safety point of view.

In view of the above noted point and fact, as the submitted proposal is well in order in fire & life safety point of view, hence this department does not have any objection for the said proposed Residential cum Commercial Building having comprising of Ground + 10th upper floor with height 32.30 measured from ground level to the terrace on final Plot No. 340, Sector 26, Pushpak, Navi Mumbai for Residential cum Commercial purpose by M/s. Tricity Realty LLP subject to compliance of UDCPR, approval by your department & satisfactory compliance of following fire brigade requirements. Sign in token of approval subject to requirements given as under

F] FIREBRIGADE REQUIRMENTS.

- * **Party shall provide all the following requirement as mentioned in approved plans by this department. Vide drawing sheet no. 1 to 03**
 1. Entry ,exits shown in the drawings shall be minimum 02 nos of entry exists not less then 6 mtrs wide & vertical clearance not less then 05 mtrs .
 2. Clear open space as shown in drawings which shall take load of not less then 45 on ground level.
 3. Escape route shown in drawing shall be on independent circuits as per rule . (staircase and corridor lighting)
 4. Enclosed external type Staircases each of 1.5 mtrs wide shown in drawing shall be provided with proper ventilation & smoke management.
 5. Lifts and other lifts shown in the drawing shall be not less then 8 person capacity and one of them in each wing shall be Fire lift. All the lifts shall be provided with ARD unit.(No collapsible shutter shall be provide)
 6. Fire pump room to provide the all pumps including diesel pump.
 7. Fire duct, service duct Electrical shaft shown in drawing shall be sealed at each floor level.
 8. Electric meter and D.G. Set room shall provided at ground floor as shown in drawings with proper fire safety measures.
 9. 2 hour FRD , approved by government organization.
 10. Refuge area shown in drawing shall be provided in such a way which shall be accessible for fire vehicles and each refuge area on-8*floor shall be provided as shown in drawings with drinking water facility & seating arrangement.

ACTIVE FIRE SAFETY: The party shall take care of the following

1. Electric cable shafts shall be exclusively used for electrical cables on each floor level.
2. Electric meter room shall be provided at ground floor level or level on the enclosed plans. It shall be adequately ventilated.
3. Electric wiring shall be having copper/aluminum core having fire and low smoke hazards cables for the entire building with fire protection MCB.
4. Areas in substation shall not be used as storage/dump areas or other things other than those required for the function of substation.
5. Sub station area should be adequately ventilated and proper fire safety requirements shall be complied as per the relevant code for the substation for safety.
6. Lighting protection system shall also be provided.

G) REQUIREMENT OF ACTIVE FIRE PROTECTION SYSTEM:

Party shall get all the fire protection drawings Approved prior to start the installation at the sight

SR.NO.	FIREFIGHTING INSTALLATION	REQUIREMENTS	PROVISION	REMARKS.
1.	Portable fire Extinguishers	Required at prominent places	As per IS 2190	At various strategic location, & near electric meter room, lift room
2.	Hose reel	Required	As per IS 884:1988	At various strategic location
3.	Fire-duct (Shall be sealed at each floor level)	Required		At each floor level and provisions shall be: 1) Single hose reel of 25mm diameter each floor level. 2) Hose reel hose of 19mm IS 884:12585 3) Hose box with 2) 15 mm diameter hose with made 2) 19 mm nozzle IS 663 of nozzle IS 903
4.	Wet riser	Required		Shall be provide as per the code in the duct and additionally party shall provide the wet riser.
5.	Yard Hydrant or Ring hydrant	Required		At periphery at distance of 15 meters distance from each other appropriate distance shall be maintained. Internal dia shall not be less than 150 mm As per guideline IS 8814
6.	Sprinkler System	Required 1) In car parking area, in car parking tower, in stairs, common lift lobby area on each floor, in Commercial area		Shall be provided as per the guideline given in IS 15165 Design and installation of fixed automatic sprinkler fire extinguishing system

NOTE: 1) For sr. no.4,5 & 6 License agency shall produce the "TEST CERTIFICATE" OF PIPES use i.e. New brand GI "C" Class heavy duty pipes which confirming IS 1239(part 1) 1990. At the time of applying for final Fire NOC

2) For sr. no3 , License agency shall produce the "TEST CERTIFICATE" OF complete assembly of landing valve confirming IS 5290 at the time of applying for final Fire NOC

7.	Manually operated Electronic fire Alarm system with talk back system	Required. 1) In entire building	As per IS 2189	Required at each floor at strategic location and indication shall be received at ground floor (with battery back-up for continuous running.)
8.	Automatic detection and Alarm System	Required 1. In car parking area, in car parking tower, in stilts, commercial area, meter room & Elect. Duct. 2. Common lift lobby area on each floor & covered podium area. 3. CO/ multi detector shall be preferred Car parking area on ground.		As mentioned in code of practice IS 2189 selection, installation and maintenance of Automatic fire detection and alarm system.
9.	Fire Pump Room	Required.		Pump room shall be provide to kept /installed the fire pumps & peripheral installation at one place.
10.	Under ground water Tank	Required		Common water tank of 150000 ltrs is accepted. Water storage should be used exclusively for fire fighting
11.	Fire pumps (submersible pumps will not be accepted)	Required.		1] Main pump : 2280 LPM. 2] Stand-by pump : Diesel driven of same capacity that of main pump driven pump. 3] Sprinkler Pump : 2280 LPM 4] Jockey pump : 180 LPM 5] Booster pump : 450 LPM


NOTE: For sr. no.11 License agency shall produce the "TEST CERTIFICATE" OF FIRE PUMPS, ITS MOC use i.e. New brand FIRE PUMPS which confirming IS 12469(1988) At the time of applying for final Fire NOC . The Material should be corrosion resistance material equal to or better then the copper alloy like brass & bronze having minimum copper content of 90% & as mentioned in code.

12.	Firefighting over head tank	Required		Proposed water tanks of 25500 ltrs is accepted. Water storage should be used exclusively for fire fighting
13.	Fire Resistance doors	Required		At each enclosed lobby as per IS 3614 , 2hrs rated. For house Entrance 1 hrs rated as per IS 3164. (please note IS 5509 (2000) Fire rated plywood doors shall not accepted.
14.	Fire brigade connection	Required		At the entrance of main gate.
15.	Tube fire Suppression system	Required		Required in electric meter room to provide the fire protection to electric meters at initial stage.
16.	Alternate source of power supply	Required		D.G. set with AMF (auto mode change over facilities) panel for fire essential services and areas such as fire lift, all staircases and common floor passage/ lobby areas/refuge area /utilities services etc.
17.	Sign indicators.	Required at prominent places.		Sign indicator should provided at prominent places as per guideline given in IS: 9457 for safety colour and safety. IS: 12349 for fire protection safety signs. IS: 12407 for graphic symbols for fire protection plan.

REMARK/GENERAL CONDITIONS:

1. No inflammable / explosive materials shall be stored in premises.
2. All firefighting equipment must be ISI certified.
3. All service shafts in core of the building shall be sealed at each floor level.
4. All firefighting systems must be painted with R.O. red color.
5. All fire protection systems jobs must be carried out by the approved contractor.
6. Sign boards such as 'No Smoking, Exit, Emergency Telephone, No Fire, etc.' shall be provided at prominent places. The "No Smoking" sign board should be displayed in Marathi, Hindi and English shall be painted with glow paint only.
7. Above all addition to this, if any legal complications arises in respect of said premises. The honorable court decision will be final & the proposal NOC may be treated as cancelled.
8. The issued NOC shall be valid for a year from dated of issue to obtained U.C..
9. NOC is issued in fire & life safety point of view only, the legality of plot & construction & FSI shall be confirmed with concerned department only.
10. NOC obtained by producing the forge/ false documents shall be treated as null & void.

The terms and condition stipulated is as per the Maharashtra Fire Prevention and Life Safety Act 2006 and NBC-2016 CHAPTER-IV; however the statutory requirements under other sections of NBC shall be complied with. It is the responsibility of the builder/ Developer and the Architect to obtain relevant height clearance NOC from the AAI (Authority of India) before commencement of work. This proposal will become null and void if Aviation NOC from the AAI (Authority of India) is not submitted.


5/03/2016
VIJAY S. RANE
CHIEF FIRE OFFICER
CIDCO FIRE SERVICE

Copy To
1] M/s. Dimension Architect
2] Office copy.

Reference No. : CIDCO/BP-18057/TPO(NM & K)/2022/10671

Date : 6/6/2023

To,

M/s Tricity Realty LLP, Thro. its Partner Mr.
Mani...

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2023/10

Sub : Payment of **Amended** development charges for **Mixed** Building on Plot No. **340**, Sector **26** at **Pushpak**, Navi Mumbai.

Ref :

Your Proposal No. .CIDCO/BP-18057/TPO(NM & K)/2022 dated **20 June, 2022**

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- 1) Name of Assessee : M/s Tricity Realty LLP, Thro. its Partner Mr. Manish Pardasani, Mr. Moksh Pardasani, Mr. Savinder Lamba, Mr. Kulbir Rekhi, & Others
- 2) Location : Plot No. **340**, Sector **26** at **Pushpak**, Navi Mumbai.
- 3) Plot Use : Resi_Commercial
- 4) Plot Area : 2269.3
- 5) Permissible FSI : 2
- 6) Rates as per ASR : 17500

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	4538.9 *5	BuiltUP area *5	22695
Total Assessed Charges				22695

- 7) Date of Assessment : 21 April, 2023

8) Payment Details

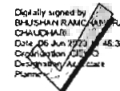
Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2022/1554	07/05/2022	22695	CIDCO/BP/2022/1554	5/7/2022	Net Banking
2	CIDCO/BP/2023/1589	04/21/2023 7:50:44 PM	1049895	CIDCO/BP/2023/1589	29/4/2023	Net Banking

Unique Code No. **2023 04 021 02 3750 02** is for this **Amended** Development Permission for **Mixed** Building on Plot No. **340**, Sector **26** at **Pushpak**, Navi Mumbai.

Thanking You

Yours faithfully,

Signature
valid



ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-18057/TPO(NM & K)/2022/10671

Date : 6/6/2023

To,
M/s Tricity Realty LLP, Thro. its Partner Mr.
Mani...

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2023/10519

Unique Code No.	2	0	2	3	0	4	0	2	1	0	2	3	7	5	0	0	2
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Sub : Payment of Construction & Other Workers Welfare Cess charges for **Mixed** Building on
Plot No. **340**, Sector **26** at **Pushpak** , Navi Mumbai.

Ref : 1)Your Proposal No. .CIDCO/BP-18057/TPO(NM & K)/2022 dated **20 June, 2022**

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**

- 1) Name of Assessee : M/s Tricity Realty LLP, Thro. its Partner Mr. Manish Pardasani,Mr. Moksh Pardasani,Mr.Savinder Lamba,Mr. Kulbir Rekhi, & Others
- 2) Location : Plot No. **340**, Sector **26** at **Pushpak** , Navi Mumbai.
- 3) Plot Use : Resi_Commercial
- 4) Plot Area : 2269.3
- 5) Permissible FSI : 2
- 6) GROSS BUA FOR ASSESSEMENT : 7775.27 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 26620
- B) AMOUNT OF CESS : Rs. 1733934

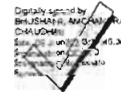
7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20230402102375002	21/4/2023	1733934	20230402102375002	29/4/2023	Net Banking

Thanking You

Yours faithfully,

Signature
valid



ASSOCIATE PLANNER (BP)



SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Mixed** Building on Plot No. **340** , Sector **26** at **Pushpak** ,
Navi Mumbai.

Ref :

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot No. **340**, Sector **26** at **Pushpak** , Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUSHAN RAMCHANDRA
CHAKHAR
Date: 06 Jun 2023 09:06:30
C=IN, o=CIDCO
P=NAVMUMBAI

ASSOCIATE PLANNER (BP)

**AMENDED COMMENCEMENT
CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s M/s Tricity Realty LLP, Thro. its Partner Mr. Manish Pardasani, Mr. Moksh Pardasani, Mr. Savinder Lamba, Mr. Kulbir Rekhi, & Others , 1001/1002, Bhumiraj Costarica, Plot No. 1-2, Sector-18, Opp. Palm Beach Road, Sanpada(E), Navi Mumbai - 400705 for Plot No. 340 , Sector 26 , Node Pushpak . As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed in 1Ground Floor + 10Floor** Net Builtup Area **7058** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	6865.8	192.29	0
UNIT (in Nos.)	120	6	0

- A. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.
- B. Applicant Should Construct Hutments for labours at site.
- C. Applicant should provide drinking water and toilet facility for labours at site.

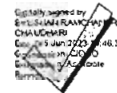
1. This Certificate is liable to be revoked by the Corporation if :-

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud

Thanking You

Yours faithfully,

Signature
valid



ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-18057/TPO(NM & K)/2022/10671 Date : 6/6/2023

or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall :-

- (a) Give intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. The stability of the plinth and column position as per approval plan shall be certified by the structural engineer.

It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement certificate/development permission/agreement to lease, and pending court case, if any.

- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted , at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.
4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.
5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.
6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the

Thanking You

Yours faithfully,

Signature
valid
Digitally signed by
SHAMSHAN RAMA CHAUDHARI
DN: cn=SHAMSHAN RAMA CHAUDHARI,
o=ASSOCIATE PLANNER (BP),
ou=ASSOCIATE PLANNER (BP),
email=SHAMSHAN RAMA CHAUDHARI@CIDCO.MH.GOV.IN,
c=IN

ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-18057/TPO(NM & K)/2022/10671 Date : 6/6/2023

structural design, in compliance with BIS code including earthquake stability.

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
9. You will ensure that the building materials will not be stacked on the road during the Construction period.
10. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
12. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
13. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of **Rs 86,319.00/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

You shall approach Executive Engineer, M.S.F.B. for the power requirements. Location of

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
SHUSHANT R. CHALCHARE
CHAUDHARI
Date: 06 Jun 2023 14:46:36
C=IN, O=CIDCO
Digitally signed by
Planner

ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-18057/TPO(NM & K)/2022/10671 Date : 6/6/2023

- 16 You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
17. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94,UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.
- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
- a) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
- c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
- d) Number of Residential flats/Commercial Units with areas.
- e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
18. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.
19. Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUSHAN RAMCHANDRA
CHAUHAN
Date: 06 Jun 2023 14:46:26
Organization: CIDCO
Country: India
Place: Mumbai

ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-18057/TPO(NM & K)/2022/10671 Date : 6/6/2023

them from time to time.

- 20) The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.

Additional Conditions:

1. The terms and conditions mentioned in Provisional Fire NOC issued vide letter no. CIDCO/FIRE/HQ/2023/E-198286 dated 13.04.2023 shall be binding on you.
2. The earlier commencement certificate issued along with accompanying drawings by CIDCO vide ref. No. CIDCO/BP-18057/TPO(NM)/2022/9219, dated 16.03.2022 shall stand SUPERCEDED by this permission, except for the buildings/part of buildings which are proposed to be retained as per earlier approved commencement certificate in accordance with provisions of regulation No. 1.5 of UDCPRs, if any.
3. All the conditions mentioned in NOC for additional FSI issued by Estate Department of CIDCO vide No CIDCO/LANDSACQUI/2022/8000148524 dated 0106.2022 shall be binding on the on you and shall be scrupulously followed.
4. You shall obtain the Consent to Establish from MPCB and shall submit copy of the same to this office before seeking Occupancy Certificate since the project is having built-up area up to 20,000 m2 and wastewater generation \geq 50 KLD.

Thanking You

Yours faithfully,

Signature
valid

Digital signed by
[Signature]
Date: 06/06/2023 11:45:30
Department: CIDCO
Post: Associate Planner

ASSOCIATE PLANNER (BP)



To,
M/s Shree Ganesh Enterprises, Thro. its Partner Mr. Babubhai V. Patel,
Mr. Nitin B Patel, Mr. Babubhai Patel HUF, Mr. Nitin B Patel HUF,
1201, V Times Square, Plot No. 03, Sector-15, CBD,
Belapur, Navi Mumbai.

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2022/9067

Sub.: Payment of New development charges for Residential (22.5% Scheme) Building on Plot No. 340, Sector 26 at PUSHPAK, Navi Mumbai.

Ref.: Your Proposal No. CIDCO/BP-18057/TPO(NM & K)/2022 dated 28 February, 2022

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.
(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

- 1) Name of Assessee : M/s Shree Ganesh Enterprises, Thro. its Partner Mr. Babubhai V. Patel, Mr. Nitin B Patel, Mr. Babubhai Patel HUF, Mr. Nitin B Patel HUF.
- 2) Location : Plot No. 340, Sector 26 at PUSHPAK, Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 2269.45
- 5) Permissible FSI (Base) : 2.0
- 6) Rates as per ASR : 17500

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	4538.9 * 5	22695
Total Assessed Charges				22695

- 7) Date of Assessment : 14 March, 2022
- 8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2022/0394	17/2/2022	22695	CIDCO/BP/2022/0394	22/02/2022	Net Banking
2	CIDCO/BP/2022/0565	14/03/2022	2125351	CIDCO/BP/2022/0565	14/03/2022	Net Banking

Unique Code no. 2022 04 021 02 3182 02 is for this New Development Permission for Residential (22.5% Scheme) Building on Plot No. 340, Sector 26 at PUSHPAK, Navi Mumbai.

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

CIDCO

To,

M/s Shree Ganesh Enterprises, Thro. its Partner Mr. Babubhai V. Patel,
Mr. Nitin B Patel, Mr. Babubhai Patel HUF, Mr. Nitin B Patel HUF,
1201, V Times Square, Plot No. 03, Sector-15, CBD,
Belapur, Navi Mumbai.

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2022/9067

Unique Code No.	2	0	2	2	0	4	0	2	1	0	2	3	1	8	2	0	2
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Sub.: Payment of Construction & Other Workers Welfare Cess charges for Residential (22.5% Scheme) Building on Plot No. 340, Sector 26 at PUSHPAK Node, Navi Mumbai.

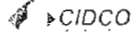
Ref.: Your Proposal No. CIDCO/BP-18057/TPO(NM & K)/2022 dated 28 February, 2022

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**

- 1) Name of Assessee : M/s Shree Ganesh Enterprises, Thro. its Partner Mr. Babubhai V. Patel, Mr. Nitin B Patel, Mr. Babubhai Patel HUF, Mr. Nitin B Patel HUF
- 2) Location : Plot No. 340, Sector 26 at PUSHPAK, Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 2269.45
- 5) Permissible FSI : 2.0
- 6) GROSS BUA FOR ASSESSEMENT : 5132.22 Sq. Mtrs
- A) ESTIMATED COST OF CONSTN. : Rs.26620
- B) AMOUNT OF CESS : Rs. 1366197
- 7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20220402102318202	14/03/2022	1366197	20220402102318202	14/03/2022	Net Banking

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD



SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

**M/s Shree Ganesh Enterprises, Thro. its Partner Mr. Babubhai V. Patel,
Mr. Nitin B Patel, Mr. Babubhai Patel HUF, Mr. Nitin B Patel HUF,
1201, V Times Square, Plot No. 03, Sector-15, CBD,
Belapur, Navi Mumbai.**

- Ref:**
1. Your Architect's online application dated 28.02.2022
 2. Necessary charges paid on 22/02/2022 and 14/03/2022
 3. AAI NOC issued by AAI dated 31/01/2022
 4. Fire NOC dated 11.03.2022

Sir/Madam,

With reference to your application No. **CIDCO/BP-18057/TPO(NM & K)/2022**, dated **11 February, 2022** for the grant of sanction of Commencement Certificate under Section 45 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work / Building on **Plot No. 340, Sector-26, PUSHPAK Node, Navi Mumbai**, the Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions :

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Yours faithfully,

Office Stamp

Date: 16.03.2022

AMM
Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD



COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to **M/s Shree Ganesh Enterprises, Through its Partner Mr. Babubhai V. Patel, Mr. Nitin B Patel, Mr. Babubhai Patel HUF, Mr. Nitin B Patel HUF, 1201, V Times Square, Plot No. 03, Sector-15, CBD, Belapur, Navi Mumbai for Plot No. 340, sector 26 Node Pushpak.** As per the approved plans and subject to the following conditions for the development work of the proposed **Residential (22.5 % Scheme)** in **Ground Floor + 6 Floor** Net Builtup Area [**Residential [Resi+Comm] = 4071.822, Commercial [Resi+Comm] = 244.098 Other [Others] = 00 Total BUA = 4315.92 Sq.M**

Nos. of Residential Units: 72

Nos. of Commercial Units: 06

- A. This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.
- B. Applicant Should Construct Hutments for labours at site.
- C. Applicant should provide drinking water and toilet facility for labours at site.

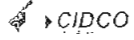
1. This Certificate is liable to be revoked by the Corporation if :-

- a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- b. Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- c. The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall :-

- a. Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
- b. Give written notice to the Corporation regarding completion of the work.
- c. Obtain Occupancy Certificate from the Corporation.

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD



- d. Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. This commencement certificate/development permission, as approved, shall remain valid for maximum 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs
 4. The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.
 5. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
 6. You will ensure that the building materials will not be stacked on the road during the Construction period.
 7. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
 8. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
 9. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
 10. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
 11. A certified copy of the approved plan shall be exhibited on site.
 12. The amount of **Rs.86319/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.


Name : BHUSHAN
RAMCHANDRA SHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

CIDCO

13. "Every Building shall be provided with underground and overhead water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and overhead water tank shall be provided as per the firefighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the firefighting purpose".
14. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
15. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94,UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.
- a. As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details:-
- Name and address of the owner/developer, Architect and Contractor.
 - Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - Number of Residential flats/Commercial Units with areas.
 - Address where copies of detailed approved plans shall be available for inspection.
- b. A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
16. As per Regulation no. 13.5 of UDCPRs following additional condition of Solid Waste Management shall apply.
- It shall be mandatory for:-
- Housing complexes, Commercial establishments, hostels, hospitals having aggregate built-up area more than 4,000 sqmt or more.
 - All three star or higher category hotels.

To establish a dedicated Solid waste management system to treat 100% wet waste being generated in such buildings.

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

 CIDCO

The treatment of wet waste shall be done through an organic waste composters/ vermiculture pits or other similar technologies of suitable capacity installed through reputed vendors.

The disposal of dry waste, e-waste, hazardous waste shall be carried out through authorised recyclers or any other system as specified by the Authority

17. As per Regulation no. 13.3 of UDCPRs following additional condition of Rain Water Harvesting shall apply.
- All the layout open spaces/amenity spaces of housing societies and new constructions/ reconstruction/ additions on plots having area not less than 500 sqmt shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule. Provided that the Authority may approve the Rain Water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
 - The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting System is maintained in good condition for storage of water for non-potable purposes or recharge of groundwater at all times.
 - The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100sq. mt of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed to be breach of the conditions on which the development permission has been granted.
 - Rain Water Harvesting in a building shall be as per Schedule mentioned in provisions of UDCPRs
18. As per Regulation no. 13.4 of UDCPR it shall be mandatory to follow the provisions of Grey water recycling and reuse
19. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations
20. Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

✍ CIDCO

Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by them from time to time.

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

भूसंपादन विभाग, सिडको भवन, पहिला मजला, सि.डी.डी-वेलामूर, नवी मुंबई-४००३१४

क्र.सिडको/भू/२२.५%/२०२१/ए-३३९५०

दिनांक-१५/१२/२०२१

सिमांकन नकाशा

गांव-जासई, संचिका क्र. MTHL०२ नोड-पुष्पक, भूधारकाचे नाव श्री/श्रीमती/ सीटी गोल्ड फार्मिंग प्रा.लि. तर्फे बाबुलाल एम पारेख नवी मुंबई येथील २२.५% योजनेअंतर्गत नोड पुष्पक ता.पनवेल, जि.रायगड सेक्टर क्र. २६, भुखंड क्र. ३४०, क्षेत्रफळ २२६९.४५ चौ.मी. चा सिमांकन नकाशा

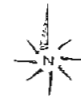
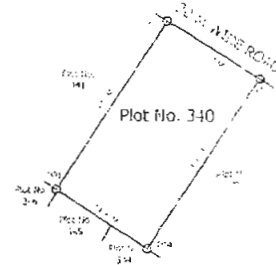
संदर्भ :-१.मुख्य भूमि व भूमापन अधिकारी (भूसंपादन), सिडको यांचेकडील वाटप पत्र क्र.सिडको/भूसंपादन/ न.मुं.प्र.ने.उ.रे./२०१९/SAP-५२४ दिनांक.२८/०६/२०१९.

२. भूखंड हस्तांतरण अंतिम आदेश (Final Order For Plot Transfer) CIDCO/LAND ACQUISITION /२०१९/८०००४३५९१/ दि.२४/०१/२०१९

३.वरिष्ठ नियोजनकार (वि.यो) यांचेकडील पत्र क्र. CIDCO/PLNG&(A+R)/EO-८१४३४ दि.१४/१२/२०२१ रोजीचा संमत सिमांकन नकाशा.

सदर भुखंडाखालील जमीन मौजे- वहाळ ता.पनवेल, जि.रायगड गावची आहे.

कोऑर्डिनेट्स पॉइंट्स	पूर्व (Easting)	उत्तर (Northing)
P०१	२९२४७५.२३०	२०९७९५५.८५८
P०२	२९२५११.०००	२०९८०१०.७६४
P०३	२९२५४०.०१५	२०९७९९१.८६२
P०४	२९२५०४.२४६	२०९७९३६.९५५



प्रमाण:- १:२०००

नकाशा तयार करणार

स्वाक्षरी

भूमापक

नाव:- श्री.वैभव काळे,

स्वाक्षरी

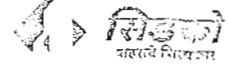
भूमापक

नाव:- श्री. मिलिंद करंजवकर,

स्वाक्षरी

भूमापक

नाव:- श्री. मुकेश जाधव



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

भूसंपादन विभाग, सिडको भवन, पहिला मजला, सि.बी.डी-बेलापूर, नवी मुंबई-४००६१४

क्र.सिडको/भूसं/२२.५%/२०२१/३३९.६०

दिनांक-१५/१२/२०२१

ताबे पावती

गांव:-जासई, संचिका क्र:-MTHL-०२ नोड:-पुष्पक भूधारकाचे नाव सीटी गोल्ड फार्मिंग प्रा.लि. तर्फे श्री. बाबुलाल एम पारेख सेक्टर क्र. २६ भूखंड क्र.३४० क्षेत्रफळ २२६९.४५ चौ.मी. मुख्य भूमि व भूमापन अधिकारी (भूसंपादन), सिडको यांचेकडील वाटप पत्र क्रमांक. सिडको/भूसंपादन/न.मुं.प्र.ने.उ.रे./२०१९/SAP-५२४ दिनांक २८/०६/२०१९ तसेच भूखंड हस्तांतरण अंतिम आदेश (Final Order For Plot Transfer) CIDCO/LAND ACQUISITION/२०१९/८००००४३५९१/ दि.२४/०१/२०२० रोजी श्री. गणेश एंटरप्रायजेस तर्फे भागीदार श्री. नितीन बाबुभाई गाजीपारा व इतर यांच्या नावे झाले आहेत.

त्याप्रमाणे खालील तक्त्यात नमुद वर्णनाच्या भूखंडाचा ताबा आज दिनांक १५/१२/२०२१ रोजी जागेवर जावुन त्या भूखंडाच्या चर्तु:सिमा / हद्दी कोऑर्डिनेट्स सहीत समक्ष दाखवून देण्यात आल्या. त्याची नॉद व्हिडीओ शूटमध्ये घेण्यात आली आहे. त्यावेळी सदर भूखंडावर कोणतेही बांधकाम अतिक्रमण नव्हते. सदर भूखंडाच्या ताब्याबाबत कोणत्याही प्रकारची तक्रार नाही. सदर ताबे पावती करारनाम्यातील सर्व अटी व शर्तीस अधिन राहुन तसेच २२.५% योजनेच्या सर्व अटी आणि वेळीवेळी करण्यात येणा-या नियमांचे पालन करण्याच्या शर्तीवर देण्यात आली असुन खालील नमुद केलेल्या भूखंडाचे ठिकाण, चर्तु:सिमा व क्षेत्रफळ जागेवर जावुन भूधारक यांना आज दिनांक १५/१२/२०२१ रोजी भूमापक यांनी दाखवले ते प्रत्यक्ष पाहिले व सदर भूखंडाचा ताबा आहे त्या स्थितीत घेतला.

भूखंडाचा तपशिल

जिल्हा	तालुका	भूखंडाखालील गाव जमीन मोजे	नोड	सेक्टर क्र.	भूखंड क्र.	क्षेत्र (चौ.मी)
रायगड	पनवेल	वहाळ	पुष्पक	२६	३४०	२२६९.४५

कोऑर्डिनेट्स पॉइंट्स	पुर्व (Easting)	उत्तर (Northing)
P०१	२९२४७५.२३०	२०९७९५५.८५८
P०२	२९२५११.०००	२०९८०९०.७६४
P०३	२९२५४०.०१५	२०९७९९१.८६२
P०४	२९२५०४.२४६	२०९७९३६.९५५

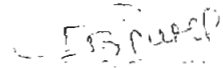
भूखंडाच्या चर्तु:सिमा खालील प्रमाणे


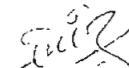
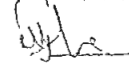
पुर्व भूखंड क्र. ३३९ पश्चिम भूखंड क्र. ३४१
दक्षिण भूखंड क्र. ३४४ ते भूखंड क्र. ३४६ उत्तर नियोजित २०.०० मी. रूंद रस्ता

ही ताबा पावती दिनांक १५/१२/२०२१ रोजी लिहून दिली.

ताबा देणार भूधारक

ताबा देणार - सिडको लिमिटेड
भूमापक

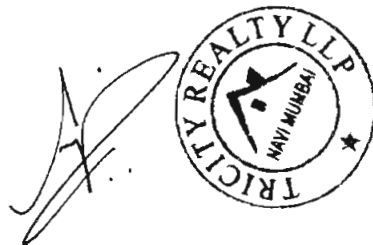
स्वाक्षरी 
नाव:- श्री. गणेश एंटरप्रायजेस तर्फे भागीदार श्री. नितीन
बाबुभाई गाजीपारा व इतर

स्वाक्षरी 
नाव:- श्री. वेंभव काळे
स्वाक्षरी 
नाव:- श्री. मिलिंद करजवकर
स्वाक्षरी 
नाव:- श्री. मुकेश जाधव

SHOP / FLAT	Type of Flat	Floor	CARPET AREA SQ.MT.
509	1 BHK	5th	38.41
510	1 BHK	5th	38.41
511	1 BHK	5th	37.58
512	1 BHK	5th	37.58
601	1 BHK	6th	37.58
602	1 BHK	6th	37.58
603	1 BHK	6th	37.58
604	1 BHK	6th	37.58
605	1 BHK	6th	37.58
606	1 BHK	6th	37.58
607	1 BHK	6th	37.58
608	1 BHK	6th	37.58
609	1 BHK	6th	38.41
610	1 BHK	6th	38.41
611	1 BHK	6th	37.58
612	1 BHK	6th	37.58
701	1 BHK	7th	37.58
702	1 BHK	7th	37.58
703	1 BHK	7th	37.58
704	1 BHK	7th	37.58
705	1 BHK	7th	37.58
706	1 BHK	7th	37.58
707	1 BHK	7th	37.58
708	1 BHK	7th	37.58
709	1 BHK	7th	38.41
710	1 BHK	7th	38.41
711	1 BHK	7th	37.58
712	1 BHK	7th	37.58
801	1 BHK	8th	37.58
802	1 BHK	8th	37.58
803	1 BHK	8th	37.58

SHOP / FLAT	Type of Flat	Floor	CARPET AREA SQ.MT.
804	1 BHK	8th	37.58
805	1 BHK	8th	37.58
806	1 BHK	8th	37.58
807	1 BHK	8th	37.58
808	1 BHK	8th	37.58
809	1 BHK	8th	38.41
810	1 BHK	8th	38.41
811	1 BHK	8th	37.58
812	1 RK	8th	24.38
901	1 BHK	9th	37.58
902	1 BHK	9th	37.58
903	1 BHK	9th	37.58
904	1 BHK	9th	37.58
905	1 BHK	9th	37.58
906	1 BHK	9th	37.58
907	1 BHK	9th	37.58
908	1 BHK	9th	37.58
909	1 BHK	9th	38.41
910	1 BHK	9th	38.41
911	1 BHK	9th	37.58
912	1 BHK	9th	37.58
1001	1 BHK	10th	37.58
1002	1 BHK	10th	37.58
1003	1 BHK	10th	37.58
1004	1 BHK	10th	37.58
1005	1 BHK	10th	37.58
1006	1 BHK	10th	37.58
1007	1 BHK	10th	37.58
1008	1 BHK	10th	37.58
1009	1 BHK	10th	38.41
1010	1 BHK	10th	38.41
1011	1 BHK	10th	37.58
1012	1 RK	10th	24.38

SHOP / FLAT	Type of Flat	Floor	CARPET AREA SQ.MT.
1101	1 BHK	11th	37.58
1102	1 BHK	11th	37.58
1103	1 BHK	11th	37.58
1104	1 BHK	11th	37.58
1105	1 BHK	11th	37.58
1106	1 BHK	11th	37.58
1107	1 BHK	11th	37.58
1108	1 BHK	11th	37.58
1109	1 BHK	11th	38.41
1110	1 BHK	11th	38.41
1111	1 BHK	11th	37.58
1112	1 BHK	11th	37.58
1201	1 BHK	12th	37.58
1202	1 BHK	12th	37.58
1203	1 BHK	12th	37.58
1204	1 BHK	12th	37.58
1205	1 BHK	12th	37.58
1206	1 BHK	12th	37.58
1207	1 BHK	12th	37.58
1208	1 BHK	12th	37.58
1209	1 BHK	12th	38.41
1210	1 BHK	12th	38.41
1211	1 BHK	12th	37.58
1212	1 RK	12th	24.38
1301	1 BHK	13th	37.58
1302	1 BHK	13th	37.58
1303	1 BHK	13th	37.58
1304	1 BHK	13th	37.58
1305	1 BHK	13th	37.58
1306	1 BHK	13th	37.58
1307	1 BHK	13th	37.58
1308	1 BHK	13th	37.58
1309	1 BHK	13th	38.41
1310	1 BHK	13th	38.41
1311	1 BHK	13th	37.58
1312	1 BHK	13th	37.58





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number **P52000052273**

Project: **Tricity Bliss**, Plot Bearing / CTS / Survey / Final Plot No.: **Plot No. 340, Sector - 26 at Wahal, Panvel, Raigarh, 410206;**

1. **Tricity Realty LLP** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400705.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section. (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **09/08/2023** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 09-08-2023 11:42:46

Dated: 09/08/2023
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Notice

7

शहर व आश्रयित विकास महामंडळ (महाराष्ट्र) मर्यादित

शहर व आश्रयित विकास महामंडळ (महाराष्ट्र) मर्यादित

शहर व आश्रयित विकास महामंडळ (महाराष्ट्र) मर्यादित

नोटिस

शहर व आश्रयित विकास महामंडळ (महाराष्ट्र) मर्यादित या संस्थेच्या कार्यालयीन कामकाजात अडथळी टाकण्यापासून रोखण्यासाठी या नोटिसात नमूद असलेल्या बाबींवर अडथळी टाकण्यात येऊ नये, असे सूचित केले जात आहे.

शहर व आश्रयित विकास महामंडळ (महाराष्ट्र) मर्यादित या संस्थेच्या कार्यालयीन कामकाजात अडथळी टाकण्यापासून रोखण्यासाठी या नोटिसात नमूद असलेल्या बाबींवर अडथळी टाकण्यात येऊ नये, असे सूचित केले जात आहे.

क्र.	विवरण	दिनांक	वेळ	स्थान
१	शहर व आश्रयित विकास महामंडळ (महाराष्ट्र) मर्यादित	२०२३	१०:३०	१०१, १०२, १०३
२	शहर व आश्रयित विकास महामंडळ (महाराष्ट्र) मर्यादित	२०२३	१०:३०	१०१, १०२, १०३

शहर व आश्रयित विकास महामंडळ (महाराष्ट्र) मर्यादित या संस्थेच्या कार्यालयीन कामकाजात अडथळी टाकण्यापासून रोखण्यासाठी या नोटिसात नमूद असलेल्या बाबींवर अडथळी टाकण्यात येऊ नये, असे सूचित केले जात आहे.

शहर व आश्रयित विकास महामंडळ (महाराष्ट्र) मर्यादित

शहर व आश्रयित विकास महामंडळ (महाराष्ट्र) मर्यादित या संस्थेच्या कार्यालयीन कामकाजात अडथळी टाकण्यापासून रोखण्यासाठी या नोटिसात नमूद असलेल्या बाबींवर अडथळी टाकण्यात येऊ नये, असे सूचित केले जात आहे.

शहर व आश्रयित विकास महामंडळ (महाराष्ट्र) मर्यादित

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

HEAD OFFICE
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

Final Order for Plot Transfer

Ref. No. CIDCO/LAND ACQUI/2019/8000043591

Date : 24.01.2020

To,
SHREE GANESH ENTERPRISES
OFFICE NO 212, V TIMES SQUIRE, CBD BELAPUR SECTOR 15
NAVI MUMBAI THANE 400614

Subject : Your Request for Transfer by Tripartite (LAND ACQUISITION section (22.5%))
Reference : Application number 8000043591 (NMPK02600000340)
In respect of Plot no. 340, Road No. 00, Sector 26 at Pushpak, Navi Mumbai

Sir/Madam,

The said plot bearing plot no 340, Road-No. 00, Sector 26 admeasuring area - 2,270.0000 Sqm situated at Pushpak under 22.5% scheme. The Corporation has permitted to transfer and assign leasehold rights in favor of 1) SHREE GANESH ENTERPRISES.

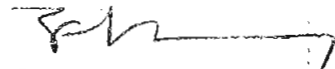
Tripartite Agreement has been executed Between CIDCO, 1) CITY GOLD FARMING PVT. LTD. Through BABULAL MAFATLAL PAREKH and M/s.1) SHREE GANESH ENTERPRISES Through its Partners

NITIN BABUBHAI GAJIPARA
BABUBHAI VIRJIBHAI PATEL
BABUBHAI VIRJIBHAI PATEL HUF
NITIN BABUBHAI GAJIPARA HUF

on 09.12.2019. The said Tripartite Agreement has been registered in Sub register office JOINT SUB REGISTRAR PANVEL-2, registration no. 16058/2019, date- 10.12.2019 vide receipt no. 3200012124/2019. Based on the registered true copy submitted to this section, the name of 1) SHREE GANESH ENTERPRISES is recorded in CIDCO office.

Thank You

Yours Sincerely,


Add. Chief Lands & Survey Officer
(Land Acquisition)
आंतरिक मंत्रालय व भूमि अधिकाारी
(भूसंपादन)



BUILDER TIE-UP CHECKLIST

(LIST OF DOCUMENTS (XEROX COPY) REQUIRED FOR ESTABLISHING TIE-UP ARRANGEMENT IN RESPECT OF HOUSING PROJECT)

REQUIREMENT FROM BUILDER:

1. Board Resolution Copy/ Authority letter to sign the application (on letter head).
- ✓ 2. Builder Profile, as per the attached format with detail of latest 2 completed residential projects.
3. Details of expected Business with current penetration and expected penetration for the current project and past projects. (on letter head)
- ✓ 4. Affidavit on letter head.
5. Flat Wise AREA & Work Completion Stage certificate: Detail flat-wise statement of carpet and saleable area certified by Architect and present construction & work completion progress Status letter issued by architect, (on letter head)
- ✓ 6. KYC of Individuals: Self Attested Copy of PAN card and AADHAR card of the Partners / Directors/ proprietor of the Firm.
- ✓ 7. Address proof of Business: Electricity Bill, Tel Bill, Rent Agreement in the name of firm.
8. Name, contact number and PAN card of Marketing Associate who can be individual or non-individual (if any)
- ✓ 9. KYC of Firm: Self Attested Copy of PAN card Partnership/ LLP/ Pvt Ltd./Ltd/ and Partnership Deed/Memorandum & Article of Association, Certificate of Incorporation. Builder License/ Gumasta copy.
10. Screen shot of Home page of builder's website.
11. Copy of External rating from CRISIL / ICRA etc, (if any)
12. Copy of Membership of Industry body like MCHI, CREDAI, ISO certification (if any)
- ✓ 13. Copy of Maharashtra RERA Registration Certificate.
14. Copy of Indenture of Mortgage, NOC from lender bank/financial institution and date of last disbursement.
- ✓ 15. A letter from Chartered Accountant certifying stipulated stake of the Builder (minimum 15%) in the Project (If land of builder then not required)
16. Details of Litigation with hard/soft Copies of Complaint/ Written Statement/ Petition/ Reply/ Orders etc (if any).
- ✓ 17. Property Documents & Approvals: (1) Title deeds with Chain of all documents, (2) Relevant 7/12 Extract / Property Card, (3) Deed of Conveyance/Development Agreement/ Agreement with slum dwellers along with Registration Receipt in case of SRA project / Mutation Entries / Revenue Receipt & Index II, (4) Lease deed in case of leasehold lands, Gift deed, Settlement deed, Partition deed, Family settlement deed, Testamentary documents such as Wills etc., (5) Conveyance deed in favour of society/condominium etc. as applicable.
- ✓ 18. Draft of Sale Agreement/ Agreement of Sale
- ✓ 19. Copy of Development permission: issued by Appropriate Authority like MCGM/CIDCO/MAHADA/SRA.
- ✓ 20. Copies of all Commencement Certificate.
21. Copies of Approved Master Plans & IOD: Copies of approved/ sanctioned/ amended plans certified by Architect and IOD, LOI.
22. N.A. Order (permission): Up-to-date property tax paid receipt, ground rent, and lease premium paid receipt.
23. Environment Clearance Certificate from appropriate authority copy (if applicable).
24. AAI & Fire NOC: Fire & Airport Authority of India- NOC (if applicable)
25. Confirmation of Power of Attorney: Certified copies of and the Board Resolution to that effect and also a letter confirming that it is still in force and has not been rescinded, modified or withdrawn.
26. TIR of Land/ Project prepared by Advocate of Builder.
27. A copy of Insurance of Land and Building of the real estate project and construction of the real estate project. (if any)

PERMANENT ACCOUNT NUMBER
AHDP1965F



NAME
MANISH SRICHAND PARDASANI

FATHER'S NAME
SRICHAND LILARAM PARDASANI

DATE OF BIRTH
06-07-1973



STATE BANK OF INDIA (BRANCH OFFICE)
COMMISSIONER OF INCOME TAX, CALCUTTA

Verified With Original



Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F. NO. 5931681

Verified With Original





भारत सरकार
Unique Identification Authority of India

संस्थापन क्रम/Enrolment No. 1492/41615/25656

To
श्रीमती श्रीमती परदासनी
Manish Srichand Pardasani
S/O: Srichand Pardasani
1501
near house
14th b road, khar west
ahemda marg
Mumbai
Mumbai Khar Delivery
Maharashtra - 400052
9821225659

Unique Identification Authority of India
 Government of India
 New Delhi - 110002



आपका आधार क्रमांक / Your Aadhaar No
3028 4137 7879
मेरा आधार, मेरी पहचान

- सूचना**
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
 - यह एक इलेक्ट्रॉनिक गतिविधि द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- अधिकांश देश में मान्य है।
- अधिकांश सेवाओं में सरकारी और गैर-सरकारी सेवाओं में जहाँ उद्देश्य में उपयोगी होय।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

भारत सरकार
Government of India

श्रीमती श्रीमती परदासनी
Manish Srichand Pardasani
संस्थापन क्रम/DOB: 06/07/1973
पुरुष / MALE

3028 4137 7879

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India
Unique Identification Authority of India

पता:
प्राध्याय: श्रीमती परदासनी, 1501,
नज़र हाउस, अहेमदा मार्ग, 14th बी
रोड, खार वेस्ट, मुंबई, महाराष्ट्र - 400052

Address:
S/O: Srichand Pardasani, 1501,
near house, ahemda marg, 14th b
road, khar west, Mumbai,
Maharashtra - 400052

3028 4137 7879

Verified With Original



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1067/17004/05479

To,
हविंदर एस लांबा
Havinder S Lamba
S/O: Devinder Singh
A-501, Sea Gull Apartments
Sherley Rajan Road
Next To Rizvi Collage
Mumbai
Bandra West Mumbai Mumbai
Maharashtra 400050
9892192966

16/08/2013

Ref: 70 / 18J / 101215 / 101898 / P



SH412472493FT



आपला आधार क्रमांक / Your Aadhaar No. :

5637 2895 1422

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



हविंदर एस लांबा
Havinder S Lamba
जन्म तारीख / DOB : 16/10/1972
पुरुष / Male



5637 2895 1422

आधार - सामान्य माणसाचा अधिकार



Verified With Original

Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F. NO. 5931681

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड

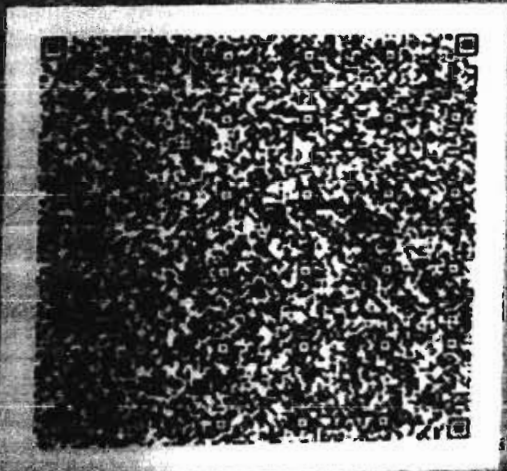
Permanent Account Number Card

AAEP L 9674N

नाम / Name
HARVINDER SINGH LAMBA

पिता का नाम / Father's Name
DEVINDER SINGH LAMBA

जन्म की तिथि /
Date of Birth
16/10/1972





Verified With Original



Indresh Kr Singh
Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F. NO. 5931681



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नियंत्रण क्रमांक / Enrollment No 1207/80157/15893

27/02/2013
To,
अर्जुन रेखी
Arjun Rekhi
S/O. Kulbir Singh Rekhi
1202, Sabar Basera
Central Avenue Road
Opp Diamond Garden Chembur
Mumbai
Chembur Mumbai Mumbai
Maharashtra 400071
9930009393

Ref: 92 / 130 / 124277 / 124753 / P



SH365909589DF



आपला आधार क्रमांक / Your Aadhaar No. :

4181 2303 7035

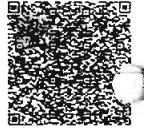
आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



अर्जुन रेखी
Arjun Rekhi
जन्म वर्ष / Year of Birth : 1987
पुरुष / Male



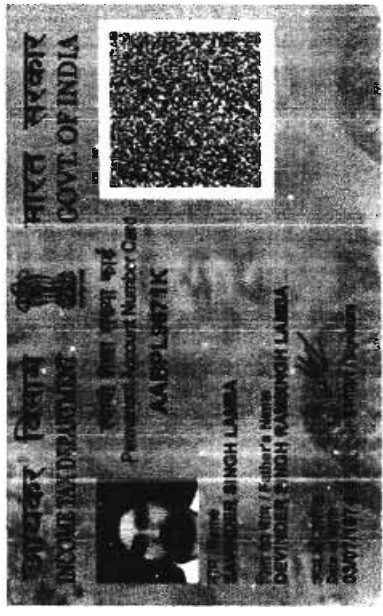
4181 2303 7035

आधार — सामान्य माणसाचा अधिकार

Verified With Original



Indresh Kr Singh
State Bank Of India
Manager / (BR/1)
P.F. NO. 5931681



[Handwritten signature]

Verified With Original



[Handwritten signature]
Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F. NO. 5931681



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नादविण्याचा क्रमांक / Enrollment No 1067/17004/05473

To.
सविनंदर सिंह लांबा
Savinder Singh Lamba
S/O: Devinder Singh Lamba
Rizvi Collage 501 Sea Gull Building B Wing Shirley Rajan
Road
Mumbai
Bandra West Mumbai Mumbai
Maharashtra 400050
9820090066

Ref: 22 / 10D / 32588 / 33741 / P

Verified With Original



SE040983510FT



Indresh Kr Singh
State Bank Of India
Manager / (BRT)
PF. NO. 5931681



आपला आधार क्रमांक / Your Aadhaar No. :

2886 3443 4602

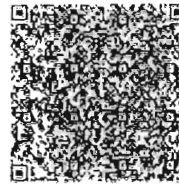
आधार - सामान्य माणसाचा अधिकार

Verified With Original



भारत सरकार
Government of India

सविनंदर सिंह लांबा
Savinder Singh Lamba
जन्म तारीख / DOB : 03/07/1974
पुरुष / Male.



2886 3443 4602

आधार - सामान्य माणसाचा अधिकार

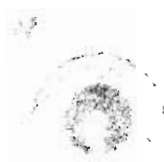


Angad Kulbirsingh Rekhi

Verified With Original



JKAS
Indresh Kr Singh
State Bank Of India
Master (BRT)
P.F. NO 5931681






भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक: / Enrolment No.: 2006/70111/80282

Download Date: 09/03/2021

To
अंगद सिंह रेखी
Angad Singh Rekhi
1001, Sabari Basera Building
Central Avenue Road
Chembur East
Opp Diamond Gardan
Mumbai
Chembur
Mumbai Suburban Maharashtra - 400071
9920090033

Issue Date: 05/12/2019

Signature Not Verified



आपला आधार क्रमांक / Your Aadhaar No. :
XXXX XXXX 3729
VID : 9188 2616 7749 6558

माझे आधार, माझी ओळख




भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

Download Date: 09/03/2021





अंगद सिंह रेखी
Angad Singh Rekhi
जन्म तारीख/DOB: 03/02/1983
पुरुष/ MALE

Issue Date: 05/12/2019

XXXX XXXX 3729
VID : 9188 2616 7749 6558

माझे आधार, माझी ओळख

माहिती



- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड, ऑफलाइन XML, ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

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- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्यावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

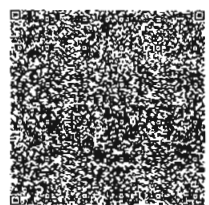
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
1001, सबरी बसेरा बिल्डिंग, सेंट्रल अव्यु रोड, डायमंड गार्डन समोर, चेंबूर ईस्ट, मुंबई, मुंबई उपनगर, महाराष्ट्र - 400071

Address:
1001, Sabari Basera Building, Central Avenue Road, Opp. Diamond Gardan, Chembur East, Mumbai, Mumbai Suburban, Maharashtra - 400071



XXXX XXXX 3729
VID : 9188 2616 7749 6558

1947 | help@uidai.gov.in | www.uidai.gov.in

Angad Singh Rekhi



Verified With Original

Indresh Kr Singh

Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F. NO. 5931681

आयकर विभाग
INCOME TAX DEPARTMENT
KULBIR DAYAL SINGH REKHI
DAYAL SINGH REKHI
14/04/1955
Permanent Account Number
AADPR1307A
Signature
भारत सरकार
GOVT. OF INDIA

Kelli

Verified With Original
KAS
Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F. NO. 5931681

भारत सरकार



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
GOVERNMENT OF INDIA

E-Aadhaar Letter

नोंदणी क्रमांक / Enrolment No.: 1207/60157/46502

Date: 14/08/2015

Kulbir Singh Dayal Singh Rekhi (कुलवीर सिंग दयाल सिंग रेखी)

S/O: Dayal Singh Rekhi, 12th Floor, Sabari Basera,
Central Avenue Road, Opp Diamond Garden,
Chembur, Mumbai, Mumbai,
Maharashtra - 400071

सूचना

- आधार ओळखीचे प्रमाण आहे. तामारीकत्वेच नाही.
- ओळखीचे प्रमाण ऑनलाईन ऑथेन्टीकेशन द्वारे प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारे तयार झालेले एक पत्र आहे.

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तुमचा आधार क्रमांक/ Your Aadhaar No.:

4757 7676 9647



Signature Not Verified
Digitally signed by JAYALUJE
IDENTIFICATION AUTHORITY OF INDIA
Date: 2015.08.14 10:48:35 IST

आधार-सामान्य माणसाचा अधिकार



- आधार देशभरात मान्य आहे.
- आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.
- कृपया आपल्या मध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.
- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

Relax



भारत सरकार
GOVERNMENT OF INDIA

कुलवीर सिंग दयाल सिंग रेखी
Kulbir Singh Dayal Singh
Rekhi
जन्म तारीख/ DOB: 14/04/1955
पुरुष / MALE



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O: दयाल सिंग रेखी,
वागवा मजला, सवरी बसेरा,
Opp Diamond Garden, Chembur
Mumbai, Mumbai,
Maharashtra - 400071

Address:
S/O: Dayal Singh Rekhi, 12th Floor,
Sabari Basera, Central Avenue Road,
Opp Diamond Garden, Chembur
Mumbai, Mumbai,
Maharashtra - 400071



4757 7676 9647

4757 7676 9647

आधार-सामान्य माणसाचा अधिकार Verified With Original Aadhaar Admi ka Adhikar



Indresh Kr Singh
Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F. NO. 5931681

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MOXSH SHRICHAND PARDASANI
SHRICHAND LEELARAM PARDASANI

07/10/1980
Permanent Account Number
AFCPP6462N

Signature



Verified With Original




Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F. NO. 5931681



भारत सरकार



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1271/50024/15939

To,

मोक्ष श्रीचंद पाटीसानी

Moksh Srichand Pardasani

S/O Srichand Pardasani

701 7th Floor, Laxmi Niwas

16th Road

Near Khar Gymkhana Khar (West)

Mumbai

Khar Delivery Mumbai Mumbai

Maharashtra 400052

9819800620

Ref: 1974 / 03A / 785831 / 786146 / P



SH731422997FT



आपला आधार क्रमांक / Your Aadhaar No. :

4393 5081 7999

आधार - सामान्य माणसाचा अधिकार

(Handwritten signature)



भारत सरकार

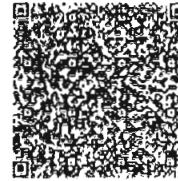
Government of India

मोक्ष श्रीचंद पाटीसानी

Moksh Srichand Pardasani

जन्म तारीख / DOB : 07/10/1980

पुरुष / Male



4393 5081 7999

आधार - सामान्य माणसाचा अधिकार

Verified With Original



Indresh Kr Singh
State Bank Of India
Manager / (BRT)
P.F NO. 5931681

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TRICITY REALTY LLP

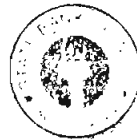
18/11/2015

Permanent Account Number
AAKF6601L

Signature



Verified With Original



Indresh Kr Singh
Indresh Kr Singh
State Bank Of India
Manager : (BRT)
P.F. NO. 5931681

