

398/19261

पावती

Original/Duplicate

Wednesday, November 16, 2022

नोंदणी क्र.: 39M

1:15 PM

Regn.: 39M

पावती क्र.: 21285 दिनांक: 16/11/2022

गावाचे नाव: कळंबोली

दस्तऐवजाचा अनुक्रमांक: पवल3-19261-2022

दस्तऐवजाचा प्रकार : पुरवणी करारनामा

सादर करणाऱ्याचे नाव: कर्ज घेणार - मे. ट्रायसिटी रियल्टी एल एल पी तर्फे भागीदार सविंदर सिंह लांबा यांच्या तर्फे कु मु म्हणून राकेश आरकडे -

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 900.00

पृष्ठांची संख्या: 45

एकूण:

₹. 1000.00

आपणास मूळ दस्त ,यंवेनेल प्रिंट,सूची-२ अंदाजे
1:33 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मूल्य: ₹. 1/-

मोबदला ₹. 0/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

सह दुय्यम निबंधक वर्ग-३,
पनवेल क्र. ३.

1) देयकाचा प्रकार: DHC रक्कम: ₹. 900/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 1511202214676 दिनांक: 16/11/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: ₹. 100/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH010649220202223E दिनांक: 16/11/2022

बँकेचे नाव व पत्ता:

Pankaj

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 19261/2022

नोंदणी :

Regn:63m

17/11/2022

गावाचे नाव : कळंबोली

(1) विलेखाचा प्रकार	पुरवणी करारनामा
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन :- इतर माहिती: दस्तात नमूद केल्याप्रमाणे सदरचे सदनिका आणि दुकाने, प्लॉट नं -76/2सेक्टर 17, कळंबोली, नवी मुंबई ता.पनवेल जि रायगड क्षेत्रफळ 2606.28 चौ.मी. दस्त क्र पबल 3 /16676/2022 दिनांक 04/10/2022 अन्वये मु शु 450000/- व नोंदणी फी 15000 बसुल सदर दस्ताकरीता पुरवणी करारनामा ((Plot Number : 76/2 ;))
(5) क्षेत्रफळ	1) 2606.28 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- कर्ज देणार - आदित्य विरला फायनान्स लिमिटेड -- वय:-40; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- इंडियन रेयॉन कंपाउंड बेरावळ गुजरात, गुजरात, झुनागड., गुजरात, JUNAGADH. पिन कोड:-362266 पॅन नं:-AABC5769M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- कर्ज घेणार - मे. ट्रायसिटी रियल्टी एल एल पी सर्वे भागीदार सविंदर सिंह लांबा यांच्या सर्वे कु मु म्हणून राकेश अरकडे - वय:-31; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 1001/1002 भूमिराज कोन्स्ट्रुक्शन्स प्लॉट नं- 1 आणि 2 सेक्टर 18 मानपाडा नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-AAKFT6601L
(9) दस्तऐवज करून दिल्याचा दिनांक	16/11/2022
(10) दस्त नोंदणी केल्याचा दिनांक	17/11/2022
(11) अनुक्रमांक, खंड व पृष्ठ	19261/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Original
Stamp / Deed
Value
70397198

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र.३

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1511202214678	Date 15/11/2022
Received from T, Mobile number 9000000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 15/11/2022
Bank CIN 10004152022111513479	REF No. 2798820494
This is computer generated receipt, hence no signature is required.	

पवल - ३
१५/११/२०२२
१/४५





CHALLAN
MTR Form Number-6



GRN	MH010649220202223E	BARCODE			Date	15/11/2022-21:10:16	Form ID			
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			Full Name	TRICITY REALTY LLP					
Location	RAIGAD									
Year	2022-2023 One Time			Flat/Block No.	PLOT NO 13					
Account Head Details		Amount In Rs.		Premises/Building						
0030063301 Amount of Tax		100.00		Road/Street	SECTOR 20 NEW PANVEL EAST					
				Area/Locality	TAL PANVEL DIST RAIGAD					
				Town/City/District						
				PIN	4	1	0	2	0	6
				Remarks (If Any)	SecondPartyName=ADITYA BIRLA FINANCE LTD-					
				Amount In	One Hundred Rupees Only					
Total			100.00	Words						
Payment Details				FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332022111610366		2777356340		
Cheque/DD No.				Bank Date	RBI Date	15/11/2022-21:10:52		Not Verified with RBI		
Name of Bank				Bank-Branch		IDBI BANK				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

पवल - ३
१९२६९ २०२२
२ / ४५




Department ID : _____ Mobile No. : 9000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुयस निषेधक कार्यालयात नोंदणी काराक्याच्या दरतासाठी लागू आहे. नोंदणी न काराक्याच्या दरतासाठी सदर चलन लागू नाही.



CHALLAN
MTR Form Number-6

प व ल - ३
१९२६१/२०२२
३/१५



GRN	MH010649220202223E	BARCODE			Date	15/11/2022-21:10:16	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)				
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)				
Location	RAIGAD			Full Name	TRICITY REALTY LLP			
Year	2022-2023 One Time			Flat/Block No.	PLOT NO 13			
Account Head Details		Amount In Rs.	Premises/Building	Road/Street				
0030063301 Amount of Tax		100.00		SECTOR 20 NEW PANVEL EAST				
				Area/Locality				
				TAL PANVEL DIST RAIGAD				
				Town/City/District				
				PIN				
				4 / 1 0 2 0 6				
				Remarks (If Any)				
				SecondPartyName=ADITYA				
								
				Amount In	One Hundred Rupees Only			
				Words	100.00			
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332022111610366	2777356340		
Cheque/DD No.			Bank Date	RBI Date	15/11/2022-21:10:52	Not Verified with RBI		
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9000000000

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-398-19261	0005286212202223	16/11/2022-13:15:21	IGR148	100.00
Total Defacement Amount					100.00



महाराष्ट्र MAHARASHTRA

2022

11 NOV 2022

BS 451840



जिल्हा कोबागार कार्यालय, ठाणे
19 OCT 2022
मुद्रक प्रमुख लिपीक / लिपीक

प व ल - ३
१९२६९ २०२२
६ / ४५

SUPPLEMENTAL MORTGAGE DEED

This Supplemental Mortgage Deed ("Deed") in furtherance of the original Mortgage Deed dated 4th October 2022 is made at Mumbai on this the 16th day of November, 2022

BY



M/s. Tricity Realty LLP (Limited Liability Partnership firm acting through its partners Mr. Savinder Singh Lamba, having its office at 1001/1002, Bhumiraj Costarica, Plot No. 1 & 2, Sector 18, Sanpada (E) Navi Mumbai - 400705, Maharashtra (hereinafter called the "Borrower" / "Mortgagor" which term unless the context otherwise requires includes his/her heirs, successors, executors, administrators and assigns) of the first part;

For TRICITY REALTY LLP


Partner

नाडपत्र-२/ Annexure-11

17 NOV 2022

१. मुद्रांक विधी चोपकरी अन्व. क्रमांक	52450 दिनांक
२. दस्तावेज प्रकार	Supplementary Deed
३. दस्तऐवज सादर करणारे व्यक्तीचे नाव	संघ / कंपनी
४. मिळालेल्या कोठार/पत्राचे क्रमांक -	
५. मुद्रांक देण्याचे दिनांक/वेळ	Traicity Realty LLP
६. मुद्रांक देण्यासाठी पत्ता	
७. हस्त लेखापत्राचे क्रमांक, दिनांक, वेळ	फॉकश
८. मुद्रांक शुल्क रक्कम	500
९. परवानगारक मुद्रांक नियोजकी यांचे पत्ता परवाना क्रमांक तसेच मुद्रांक देण्याचे दिनांक/वेळ	परवाना क्रमांक: 10000000000000000000 दिनांक: 17/11/2022
ज्या कारणास्तव मुद्रांक देण्याबाबत कोणतेही मुद्रांक उभे राहिले आहेत त्याबाबतचे मुद्रांक उभे राहिले आहेत हे माहितीत सादर केलेले आहे.	

प व ल - ३
१९२६९ २०२२
५ / ६५





महाराष्ट्र MAHARASHTRA

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22AA 239187



जिल्हा कोषागार कार्यालय, ठाणे
9 AUG 2022
प्रमुख लिपीक / लिपीक

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IN FAVOUR OF

Aditya Birla Finance Limited, a company incorporated under the Companies Act, 2013 and having its registered office at Indian Rayon Compound, Veraval, Gujarat - 362266, India and its branch office at Aditya Birla Finance Limited, R-Tech Park, 12th Floor, Nirlon Complex, Off Western Express Highway, Goregaon East, Mumbai-63 (hereinafter referred to as the "ABFL"/ "Lender", which expression shall, unless it be repugnant to the subject or context thereof, includes its successors and permitted assigns) of the second part.

The Mortgagor/Borrower and Lender are hereinafter individually referred to as "Party" and collectively as "Parties".

For TRICITY REALTY LLP

2


Partner

१. मुद्रांक विच्छेद संख्या	52449
२. वसति का प्रकार	Supplymentry Deed
३. रजिस्ट्रार कार्यालय संख्या	
४. मालिक का नाम	
५. मुद्रांक का प्रकार	Tricity Realty LLP
६. मुद्रांक का मूल्य	
७. वसति का प्रकार	Resh
८. मुद्रांक मूल्य	100
९. परधानाधिकारी का नाम	
परवाना क्रमांक	
पता	
जहाँ परधानाधिकारी का नाम और पता दर्शाया गया है, वह परधानाधिकारी का पता है। यदि परधानाधिकारी का नाम और पता दर्शाया गया है, तो यह परधानाधिकारी का पता है।	

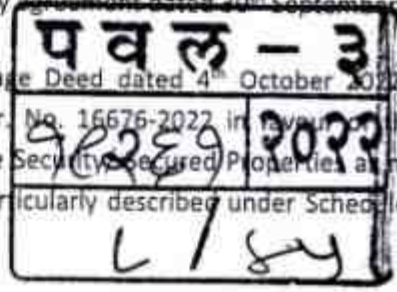
1 NOV 2022

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WHEREAS:

- i. At the request of the Borrower/Mortgagor, Lender had sanctioned/granted a loan facility to the Borrower, up to a maximum principal amount of Rs. 15,00,00,000 (hereinafter referred to as the "Facility"), on the terms and conditions set out in the facility agreement dated 30th September 2022.
- ii. Pursuant to the above, Mortgagor had executed Mortgage Deed dated 4th October 2022 which is registered in the office of Sub registrar Panvel - 3 at Sr. No. 16676-2022 in favour of the Lender ("Principal Deed") and thereby created mortgage over the Security Secured Properties as mortgaged under Clause 4 of the Principal Deed and as also more particularly described under Schedule II of the Principal Deed for securing the said Facility.
- iii. Accordingly, the Mortgagor has agreed to create charge/mortgage on some additional properties as more particularly mentioned in the Schedule hereunder (hereinafter referred to as "Additional Property"/ "New Property") on the terms and conditions set out in the sanction letter dated 17th May 2022 ("Sanction Letter").
- iv. The Mortgagor is seized and possessed of or otherwise well and sufficiently entitled, therein, to all the right, title and interest in respect of the Additional Property.
- v. The Lender has called upon the Mortgagor to execute these presents to amend and supplement certain terms of the Principal Deed, which the Mortgagor has agreed to do in the manner hereinafter expressed.



NOW THIS MEMORANDUM WITNESSETH AS UNDER:

1. The capitalized terms and expressions used but not defined in this Deed shall have the meanings given to such terms and expressions in the Principal Deed.
2. The Mortgagor hereby create charge/security over Additional Property as more particularly described in Schedule hereunder in favour of the Lender by way of first exclusive charge to secure the Outstandings and the same shall, from the date hereof, constitute security to the Lender for the Facility.
3. That from the date of these presents, the definition of Secured Properties shall (unless repugnant to the context) be read and construed in all respects to include description of Additional Property.
4. That from the date of these presents, Schedule II of the Principal Deed shall (unless repugnant to the context) be read and construed in all respects to include the description of Additional Property as mentioned in Schedule hereunder and Schedule II of the Principal Deed shall stand amended to include Schedule hereunder.
5. Save and except as modified by way of this Deed, all the terms, conditions etc. of the Principal Deed as well as the rights, obligations, liabilities of the respective Parties, etc. as provided in the Principal Deed shall remain in full force as if the same are set out herein verbatim.
6. This Deed shall be governed by and construed in all respects with the Indian Laws and the Parties hereto agree that any matter or issues arising hereunder or any dispute hereunder shall, at the option/discretion of the Lender, be subject to the non-exclusive jurisdiction of the Courts of the City of Mumbai in India. This shall not however limit the rights of the Lender to take proceedings in any other Court of Competent Jurisdiction.

Schedule

Description of the Additional Property

Property

First and Exclusive charge over Property being the leasehold rights in all that piece and parcel of leasehold land admeasuring 2137.26 sq. mtrs. bearing Plot No. 13, Sector No. 20, at Node New Panvel East, Navi Mumbai

For TRICITY REALTY LLP

Partner

("Said Property") together with the Project known as "Tricity Crest" (which is yet to be registered with MAHA RERA) ("Said Project") together with Present and Future FSI accruing to the Developer ("FSI") (after excluding the (a) sold and/or allotted units, (b) Land area/ Units to be given to any government agencies, if any, in the Said Project- "Excluding Component") Hereinafter the leasehold rights in the Said Property, Said Project and FSI (after excluding the Excluding Component) along with hypothecation of receivables from sold and unsold units.

Units to be mortgaged and receivables to be hypothecated for Property for the below units

Sr. No.	Flat no.	Flat / Shop	Type	Saleable Area (in sq. ft.)
1	1	Shop	Shops	510
2	2	Shop	Shops	650
3	3	Shop	Shops	565
4	4	Shop	Shops	565
5	5	Shop	Shops	705
6	6	Shop	Shops	460
7	7	Shop	Shops	460
8	8	Shop	Shops	705
9	9	Shop	Shops	565
10	10	Shop	Shops	565
11	11	Shop	Shops	650
12	12	Shop	Shops	510
13	101	Flat	2 BHK	1,030
14	102	Flat	2 BHK	1,090
15	103	Flat	2 BHK	1,090
16	104	Flat	2 BHK	1,030
17	201	Flat	1 BHK	655
18	202	Flat	2 BHK	790
19	203	Flat	1 BHK	605
20	204	Flat	2 BHK	925
21	205	Flat	2 BHK	975
22	206	Flat	2 BHK	975
23	207	Flat	2 BHK	925
24	208	Flat	1 BHK	605
25	209	Flat	2 BHK	790
26	210	Flat	1 BHK	655
27	301	Flat	1 BHK	655
28	302	Flat	2 BHK	790
29	303	Flat	1 BHK	605
30	304	Flat	2 BHK	925
31	305	Flat	2 BHK	975
32	306	Flat	2 BHK	975
33	307	Flat	2 BHK	925
34	308	Flat	1 BHK	605
35	309	Flat	2 BHK	790
36	310	Flat	1 BHK	655
37	401	Flat	1 BHK	655
38	402	Flat	2 BHK	790
39	403	Flat	1 BHK	605
40	404	Flat	2 BHK	925
41	405	Flat	2 BHK	975
42	406	Flat	2 BHK	975
43	407	Flat	2 BHK	925
44	408	Flat	1 BHK	605
45	409	Flat	2 BHK	790
46	410	Flat	1 BHK	655
47	501	Flat	1 BHK	655
48	502	Flat	2 BHK	790
49	503	Flat	1 BHK	605
50	504	Flat	2 BHK	925
51	505	Flat	2 BHK	975
52	506	Flat	2 BHK	975
53	507	Flat	2 BHK	925

पवल - ३
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६/१५



For TRICITY REALTY LLP

4

[Signature]
Partner

54	508	Flat	1 BHK	605
55	509	Flat	2 BHK	790
56	510	Flat	1 BHK	655
57	601	Flat	1 BHK	655
58	602	Flat	2 BHK	790
59	603	Flat	1 BHK	605
60	604	Flat	2 BHK	925
61	605	Flat	2 BHK	975
62	606	Flat	2 BHK	975
63	607	Flat	2 BHK	975
64	608	Flat	1 BHK	605
65	609	Flat	2 BHK	790
66	610	Flat	1 BHK	655
67	701	Flat	1 BHK	655
68	702	Flat	2 BHK	790
69	703	Flat	1 BHK	605
70	704	Flat	2 BHK	925
71	705	Flat	2 BHK	975
72	706	Flat	2 BHK	975
73	707	Flat	2 BHK	975
74	708	Flat	1 BHK	605
75	709	Flat	2 BHK	975
76	710	Flat	1 BHK	605
77	801	Flat	1 BHK	605
78	802	Flat	2 BHK	975
79	803	Flat	1 BHK	605
80	804	Flat	2 BHK	925
81	805	Flat	2 BHK	975
82	806	Flat	2 BHK	975
83	807	Flat	2 BHK	925
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87	901	Flat	1 BHK	655
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89	903	Flat	1 BHK	605
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91	905	Flat	2 BHK	975
92	906	Flat	2 BHK	975
93	907	Flat	2 BHK	925
94	908	Flat	1 BHK	605
95	909	Flat	2 BHK	790
96	910	Flat	1 BHK	655
97	1001	Flat	1 BHK	655
98	1002	Flat	2 BHK	790
99	1003	Flat	1 BHK	605
100	1004	Flat	2 BHK	925
101	1005	Flat	2 BHK	975
102	1006	Flat	2 BHK	975
103	1007	Flat	2 BHK	925
104	1008	Flat	1 BHK	605
105	1009	Flat	2 BHK	790
106	1010	Flat	1 BHK	655
107	1101	Flat	1 BHK	655
108	1102	Flat	2 BHK	790
109	1103	Flat	1 BHK	605
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111	1105	Flat	2 BHK	975
112	1106	Flat	2 BHK	975
113	1107	Flat	2 BHK	925
114	1108	Flat	1 BHK	605
115	1109	Flat	2 BHK	790

पंचल - ३
 १२२६९ २०२२
 १० / ४५



For TRICITY REALTY LLP

5

[Signature]

Partner

116	1110	Flat	1 BHK	655
117	1201	Flat	1 BHK	655
118	1202	Flat	2 BHK	790
119	1203	Flat	1 BHK	605
120	1204	Flat	2 BHK	925
121	1205	Flat	2 BHK	975
122	1206	Flat	2 BHK	975
123	1207	Flat	2 BHK	925
124	1208	Flat	1 BHK	605
125	1209	Flat	2 BHK	790
126	1210	Flat	1 BHK	655
127	1301	Flat	1 BHK	655
128	1302	Flat	2 BHK	790
129	1303	Flat	1 BHK	605
130	1304	Flat	2 BHK	925
131	1305	Flat	2 BHK	975
132	1306	Flat	2 BHK	975
133	1307	Flat	2 BHK	925
134	1308	Flat	1 BHK	605
135	1309	Flat	2 BHK	790
136	1310	Flat	1 BHK	655
137	1401	Flat	1 BHK	655
138	1402	Flat	2 BHK	790
139	1403	Flat	1 BHK	605
140	1404	Flat	2 BHK	925
141	1405	Flat	2 BHK	975
142	1406	Flat	2 BHK	975
143	1407	Flat	2 BHK	925
144	1408	Flat	1 BHK	605
145	1409	Flat	2 BHK	790
146	1410	Flat	1 BHK	655
147	1501	Flat	1 BHK	655
148	1502	Flat	2 BHK	790
149	1503	Flat	1 BHK	605
150	1504	Flat	2 BHK	925
151	1505	Flat	2 BHK	975
152	1506	Flat	2 BHK	975
153	1507	Flat	2 BHK	925
154	1508	Flat	1 BHK	605
155	1509	Flat	2 BHK	790
156	1510	Flat	1 BHK	655
				1,21,750

पवल
१९२६९
११ / ११



IN WITNESS WHEREOF THE MORTGAGOR above named have set their hands and signed their names on the Day, Month and Year first above written.

WITNESSES:

- 1.
- 2.

Borrower & Mortgagor (Authorized Signatory)
M/s. Tricity Realty LLP, through its partners concern of
Mr. Savinder Singh Lamba and having its principal place of business
at 1001/1002, Bhumiraj Costar ca, Plot No. 1 & 2, Sector 18,
Sanpada (E) Navi Mumbai - 400705, Maharashtra



AUTHORITY LETTER

Date:- 29th September, 2022.

This is to confirm that TRICITY REALTY LLP is a partnership firm consisting of MR. KULDEEP SINGH REKHI 2) MR. MANISH PARDASANI 3) MR. SAVINDER SINGH LAMBA 4) MR. ANGAD REKHI 5) MR. MOKSH PARDASANI 6) MR. HARVINDER SINGH LAMBA AND 7) MR. ARJUN REKHI through its partner MR. SAVINDER SINGH LAMBA partners of this firm shown in partnership deed dated 16th November, 2015 & MR. ARJUN REKHI Supplementary Agreement to the Original LLP Agreement on Admission of a New Partner And Retirement of Partner dated 20th August, 2016. We have given authority to MR. SAVINDER SINGH LAMBA one of our partner to act for and in the name of the LLP to sign all related Mortgage Document for Aditya Birla Finance Ltd, behalf of the firm and to do all the necessary work regards for the following projects:-


- 1) Tricity Bayview, Plot No.76/2, Sector-17, Kalamboli, Navi Mumbai.
- 2) Tricity Crest, Plot No.13, sector-20, New Panvel (East), Navi Mumbai.


The above mentioned Partnership deed and Supplementary agreement to the Original LLP Agreement is still valid and not revoked. That authority is given to him as shown in the Partnership deed and Supplementary Agreement to the Original LLP Agreement.


Signature of remaining Partners:-


For TRICITY REALTY LLP



Name: Mr. Kuldeep Singh Rekhi
Designation: Designated Partner

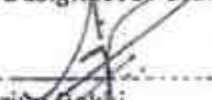

Name: Mr. Manish Pardasani
Designation: Designated Partner


Name: Mr. Savinder Singh Lamba
Designation: Designated Partner


Name: Mr. Angad Rekhi
Designation: Designated Partner

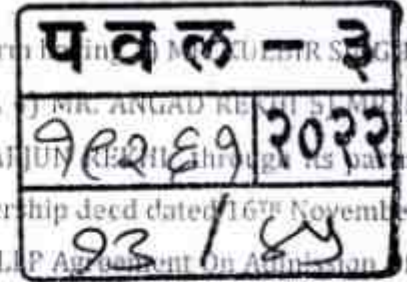

Name: Mr. Moksh Pardasani
Designation: Designated Partner


Name: Mr. Harvinder Singh Lamba
Designation: Designated Partner


Name: Mr. Arjun Rekhi
Designation: Designated Partner

TRICITY REALTY LLP

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



पवल - ३	
१९२६९	२०२२
१५ / ४५	

आयकर विभाग
INCOME TAX DEPARTMENT
TRICITY REALTY LLP
18/11/2015
Permanent Account Number
AAKFT6601L
Signature

भारत सरकार
GOVT. OF INDIA



पवल - ३
१९२६१ / २०२२
१६ / ४५



आयकर विभाग
INCOME TAX DEPARTMENT
ADITYA BIRLA FINANCE LIMITED
28/08/1991
Permanent Account Number
AABC85769M
भारत सरकार
GOVT. OF INDIA
02012510

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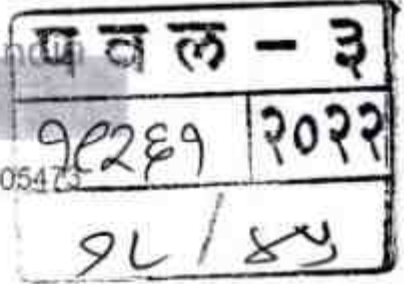
आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card AABPL9871K	
नाम / Name SAVINDER SINGH LAMBIA	पिता का नाम / Father's Name DEVINDER SINGH RAMSINGH LAMBIA	
जन्म तिथि / Date of Birth 03/07/1974		



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
9820099066

05/08/2013

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



SE040983510FT



आपला आधार क्रमांक / Your Aadhaar No. :

2886 3443 4602

आधार - सामान्य माणसाचा अधिकार



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

Receipt (pavl)

75/18498

Tuesday, October 18, 2022

12:55 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: सातपाडा

दस्तावेजाचा अनुक्रमांक: टनन3-18498-2022

दस्तावेजाचा प्रकार: कुलमुबत्तारपत्र

मादण करवापर्याचे नाव: द्वापसिटी रिजल्टी एल एल पी तर्फे भागीदार कुलबीर सिंग रेखी

नोंदणी फी

दस्त हाताळणी फी

पृढाची संख्या: 23

पावती क्र.: 2022म दिनांक: 18/10/2022

पवल - ३	
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१९	₹. 100.00
	₹. ४००.००

एकूण:

₹. 560.00

आपणास मूळ दस्त, संबन्धित प्रिंट, सूची-२ अर्थाजे

1:07 PM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹. 1/-

नोंदवला ₹. 0/-

भरलेले मुढांक शुल्क: ₹. 500/-

1) देयकाचा प्रकार: DHC रकम: ₹. 460/-

सीडी/घनादेश/पे ऑर्डर क्रमांक: 0510202200960 दिनांक: 18/10/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 100/-

सीडी/घनादेश/पे ऑर्डर क्रमांक: MH008822392202223E दिनांक: 18/10/2022

बँकेचे नाव व पत्ता:

Joint Sub Registrar Thane 3
राई डुयम निबंधक वर्ग २



पक्षकाराची सही

मुळ दस्तऐवज परत मिळाला

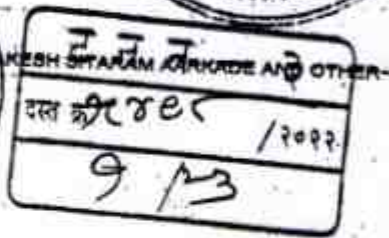
द. नि. उर्ण-३



CHALLAN
MTR Form Number-6



GRN	MH006822392202223E	BARCODE				Date	05/10/2022-17:14:00	Form ID	
Department	Inspector General Of Registration						Payment Details		
Type of Payment	Registration Fee Ordinary Collections IGR				TAX ID / TAN (If Any)		98269	2022	
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRAR				PAF No.(If Applicable)				
Location	THANE				Full Name	TRICITY REALTY LLP 20 87			
Year	2022-2023 One Time				Flat/Block No.	A5			
Account Head Details		Amount In Ra.		Premises/Building	PER				
0030063301	Amount of Tax	100.00		Road/Street	POWE				
				Area/Locality	DIST. THANE				
				Town/City/District	DIST. THANE				
					<div style="float: right; border: 1px solid black; padding: 5px;"> THE SEAL OF THE SUB REGISTRAR ५३०३०३ निकाश शंकरम ठाकरे आणि अन्ये दस्त क्र ४४८८ १/२०२२ </div>				
Total		100.00	Words	Amount In	One Hundred Rupees Only				
Payment Details	IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque/DD No.		Bank CIN	Ref. No.	08103332022100611556	2770328025				
Name of Bank		Bank Data	RBI Date	06/10/2022-17:14:47	Not Verified with RBI				
Name of Branch		Bank-Branch	IDBI BANK						
		Scroll No. , Date	Not Verified with Scroll						



Department ID : Mobile No. : 9000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 यादर चडलल कडलल दुडडलल नलकडलल कडलललललल नडडलल कडलललललल दडलललललल लडडु अडडु . नडडलल न कडलललललल दडलललललल लडडर चडलल लडडु नडडु .

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0510202200980 Date 05/10/2022

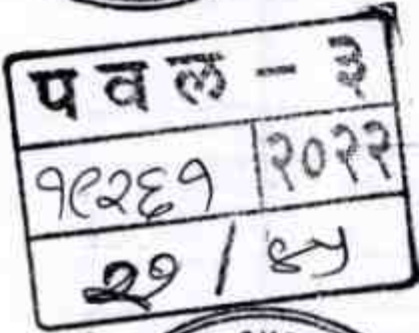
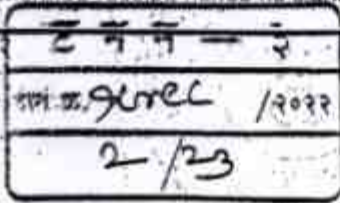
Received from TRICITY REALTY LLP, Mobile number 9000000000, an amount of Rs.460/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.

Payment Details

Bank Name IBKL Date 05/10/2022

Bank CIN 10004152022100500879 REF No. 2790818922

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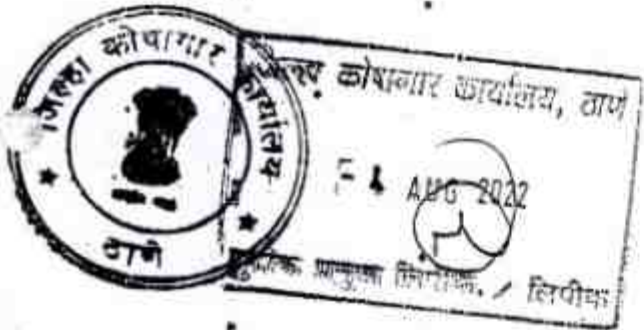


महाराष्ट्र MAHARASHTRA

2022

14 SEP 2022

BP 855978



र न न - ३
98289 / 2022
S / P 3

SPECIAL POWER OF ATTORNEY

[Handwritten signatures and text, including 'पवेल - 3', '98289 / 2022', and '22/8']

प व ल - ३
98289 / 2022
22/8



[Handwritten signatures and text, including 'Sankhane' and 'di gni']

काडपत्र-२/ Annexure-11

१. मुद्रांक दिवसी यादवकी अनु. क्रमांक	3901	दिनांक
२. दस्तावेज प्रकार		DOA
३. दस्त करणी करणार आहेत का?		होय / नाही
४. मूळदस्तावेजची धाड्यापत्र वर्गीत -		
५. मुद्रांक विभाग भिन्नत्वाचे नाव	Tricity Realty Co	
६. दुसऱ्या घटककाराचे नाव		
७. दस्त अस्तव्यात तयार करत, किती रु. + १०	10000	
८. मुद्रांक शुल्क रक्कम	200	
९. परवानाधारक मुद्रांक लिहिण्याची पत्ता व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण पत्ता	राजाराम सिंह, महादेव पत्ता नं. 100/100 400/10, मंगल-27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	
ज्या कारणासाठी त्याचे मुद्रांक दस्त अस्तव्यात तयार करणाराची मुद्रांक छंदी फंक्शनास महत्त्वात साधरण उपपकारक आहे.		

14 SEP 2022



File No. 3
 14/09/2022
 8/23



प व ३
 90289 2022
 23 / 84



SPECIAL POWER OF ATTORNEY ३

TO ALL TO WHOM THESE PRESENTS SHALL COME

१९२६९	२०२२
२४/१५	

We, 1) MR. KULBIR SINGH REKHI, Age 67 years, Indian Inhabitant, having address as Flat No. 1201/02, Sabari Basera, Central Avenue Road, Chembur, Mumbai 400 071, 2) MR. MANISH PARDASANI, Age 49 years, Indian Inhabitant, having address as 701, Laxmi Niwas, 16th Road, Khar (W), Mumbai 400 052, 3) MR. SAVINDER SINGH LAMBA, Age 48 years, Indian Inhabitant, having address as 501/B, Seagull CHSL, Sherly Rajan Road, Bandra (W), Mumbai 400 050, 4) MR. ANGAD SINGH REKHI, Age 39 years, Indian Inhabitant, having address as 1201/02, Sabari Basera, Central Avenue Road, Chembur, Mumbai 400 071, 5) MR. HARVINDER SINGH LAMBA, Age 50 years, Indian Inhabitant, having address as 501/B, Seagull CHSL, Sherly Rajan Road, Bandra (W), Mumbai 400 050, 6) MR. MOKSH PARDASANI, Age 42 years, Indian Inhabitant, having address as 701, Laxmi Niwas, 16th Road, Khar (W), Mumbai 400 052 7) MR. ARJUN REKHI, Age 35 years, Indian Inhabitant, having address as 1201/02, Sabari Basera, Central Avenue Road, Chembur, Mumbai 400 071 the partners of TRICITY REALTY LLP, having its registered office at address as 1001/02, Bhumiraj Costarica, Plot No. 1 & 2, Sector-18, Off. Palm Beach Road, Sanpada (E), Navi Mumbai 400 705, SEND GREETINGS:



AND WHEREAS the LLP is into the Business of development of the lands by constructing residential and commercial complex and to sale, transfer and assign the said residential and commercial complex and/or units therein to persons who have



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२४/१५	

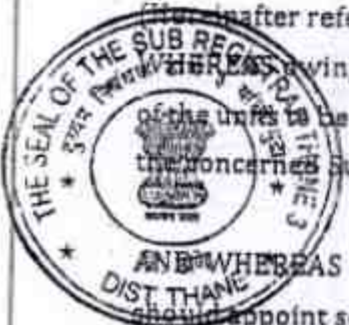
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AND WHEREAS the LLP is developing the following projects on the Plots of Lands in Navi Mumbai area by constructing the building thereon for residential as well as commercial use.

- 1) Tricity Symphony, Plot No. 23, Sec-34C, Kharghar, Navi Mumbai
- 2) Tricity Grand, Plot No. 33,34,42,43 & 33A, Sector-30, Kharghar, Navi Mumbai.
- 3) Tricity Sky, Plot No. 130, Sector-19, Ulwe, Navi Mumbai.
- 4) Tricity Pearl, Plot No. 14, Sector-21, Ulwe, Navi Mumbai.
- 5) Tricity Skyline, Plot No. 21, Sector-04, Sanpada, Navi Mumbai.
- 6) Tricity Pristine, Plot No. 232, Sector-10, Kopra, Kharghar, Navi Mumbai.
- 7) Tricity Enclave, Plot No. 48, Sector-9, Ulwe, Navi Mumbai.
- 8) Tricity Palazzo, Plot No. 05, Sector-38, Nerul, Navi Mumbai.
- 9) Tricity Panorama, Plot No. 07, Sector-38, Nerul, Navi Mumbai.
- 10) Tricity Promenade, Plot No. 20A, Sector-38, Nerul, Navi Mumbai.
- 11) Tricity Luxuria, Plot No. 104, Sector-17, New Panvel (west), Navi Mumbai.
- 12) Tricity Era, Plot No. 38, Sector-15, Kharghar, Navi Mumbai.
- 13) Tricity Montrose, Plot No. 22+23, Sector-8, Sanpada, Navi Mumbai.
- 14) Tricity Waterfront, Plot No. 76, Sector-17, Kalamboli, Navi Mumbai.
- 15) Tricity Gateway, Plot No. 76/2, Sector-17, Kalamboli, Navi Mumbai.
- 16) Tricity Bliss, Plot No. 340, Sector-26, Ulwe, Navi Mumbai.
- 17) Tricity Nova, Plot No. 13, sector-20, New Panvel (East), Navi Mumbai.
- 18) Tricity Aura, Plot No. 10D, Sector-16E, Kalamboli, Navi Mumbai.
- 19) Tricity Heritage, Plot No. 4A, Sector-21, New Panvel (East), Navi Mumbai.
- 20) Plot No. 1, Sector-18, New Panvel (West), Navi Mumbai.
- 21) Tricity Natraj, CTS No. 165/A/1, Wadhavali, Chembur, Mumbai.

प व ल - 3
 9/2/2023
 23/8



INTENT
 9/2/2023
 23

Hereinafter referred to as the Projects).
 AND WHEREAS owing to our busy schedule, we are not able to present the various Agreements of the units to be sold to the intending purchaser/s in the said projects for registration before the concerned Sub Registrar of Assurances.
 AND WHEREAS for the above said reasons and for convenience it is necessary that, we should appoint some fit and proper person to act in the LLP's name and on behalf of the LLP in respect of the said Projects as true and lawful attorney and confer upon him the powers herein after stated.

[Handwritten signatures]
 [Signature] [Signature] [Signature] [Signature] [Signature]
 [Signature] [Signature] [Signature] [Signature] [Signature]

NOW KNOW WE AND THERE PRESENTS WITNESSETH THAT

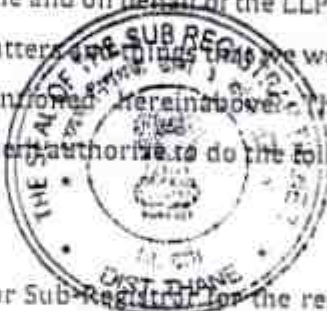
पवल - ३
9/28/2022
20/8/22

We, the Partners of TRICITY REALTY LLP, 1) Mr. Kulbir Singh Rekhi, 2) Mr. Anand Pardasani, 3) Mr. Savinder Singh Lamba, & 4) Mr. Angad Rekhi, 5) Mr. Manvinder Singh Lamba 6) Mr. Moksh Pardasani 7) Mr. Arjun Rekhi, do hereby nominate, constitute and appoint, jointly and severally

- 1) MR. RAKESH SITARAM AARKADE, Age 31 years, Indian Inhabitant, having address:- A/2, Room No. 167, Sec-21, Turbhe, Navi Mumbai.
- 2) MR. DILKUSH B. R. PATIL, Age 33 years, Indian Inhabitant, having address:- 7/139/2449- Fagore Nagar, Navi Mumbai-400 083.
- 3) SUKHBIR SINGH LAMBA, Age 19 years, Indian Inhabitant, having address:- 501, Sea Gull Apartments, Sherley Rajan Road, Next to Rizvi Collage, Bandra west, Mumbai 400050.
- 4) MRS.RUPALI BABAJI GADHAVE, Age 36 years, Indian Inhabitant, having address:- Sankarba CHS,B-26, Flat No.4,sector-8,Sanpada(East),Navi Mumbai-400705.
- 5) MRS.TARANUM, REHAAN RIZVI, Age 37 years, Indian Inhabitant, having address:- A/11/31.Sector-2,Near Bharti Vidyapeeth School, C.B.D.Belapur, Navi Mumbai-400614.



(hereinafter referred to as the "SAID ATTORNEY") to be our true and lawful Attorneys and to act, jointly and severally, in LLP's name and on behalf of the LLP, to do or cause to be done all or any of the following acts, deeds, matters and things that we would have done personally in respect of the said projects mentioned hereinabove. The Attorneys mentioned hereinabove can, jointly and either of them, authorize to do the following acts:



9/28/2022
6/23

THAT IS TO SAY:

- 1. To appear before the Registrar or Sub-Registrar for the registration of Agreements, Deeds, Assurances, Contracts or other instruments which we are require to be registering on behalf of the LLP in respect units to be sold to the intending purchasers and to pay such fees as shall be necessary for the Registration.
- 2. We also hereby authorized the said Attorney to present for Registration and lodge and admit execution of documents, Agreements, Deeds & Sale/Conveyance Deed, Rectification Deed executed or to be executed by us hereafter in respect of the Flats/Units sold to the intending purchasers in the said Projects.
- 3. And generally to do all other acts, deeds, things and matters whatsoever in or about required for the purpose of Registration in respect of the said Projects.

Handwritten signatures and names of the partners and attorneys, including names like 'Rakesh Sitaram Aarkade', 'Dilkhush B. R. Patil', 'Sukhbir Singh Lamba', 'Mrs. Rupali Babaji Gadhave', 'Mrs. Taranum Rehaan Rizvi', and 'Arjun Rekhi'.

- 4. This Power of Attorney is restricted for the purpose of Registration of the Agreement, Deed & Sale/Conveyance Deed, Rectification Deed to be executed with the intending purchasers of the Flats in the said Projects before the Registrar of Assurances and stands terminated as soon as the purpose of the said Power of Attorney is done.
- 5. We hereby for themselves, our executors and administrators RATIFY AND CONFIRM and agree to RATIFY AND CONFIRM whatsoever our said Attorney or any substitute acting under him shall do or purport to do by virtue of these projects.

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We expressly agree that all the acts, deeds and thing lawfully done by the said Attorney for the registration of the units/flats in the said Projects shall be constructed as the acts, deeds and things done by us and we undertake to ratify and to confirms all acts, commission and omission and whatsoever that our said Attorney shall do of course to be done by us virtue of the Power hereby gives.

IN WITNESS WHEREOF WE, THE PARTNERS OF TRICITY REALTY LLP 1) MR. KULBIR SINGH REKHI, 2) MR. MANISH PARDASANI, 3) MR. SAVINDER SINGH LAMBA, 4) MR. ANGAD REKHI 5) MR. ARJUN SINGH LAMBA 6) MR. MOKSH PARDASANI 7) MR. ARJUN REKHI HAVE HERINTO SET OUR HANDS AND SUBSCRIBED ON THIS 18th DAY OF October, 2022 IN THE PRESENCE OF WITNESSES HEREUNDER:-

SIGNED AND EXECUTED BY THE TRICITY REALTY LLP through its Designated partner

1) MR KULBIR SINGH REKHI

Kulbir



टनन - ३
 MANISH PARDASANI
 टन. क्र. १७२६९/२०२२
 ८/२३



Manish



3) MR SAVINDER SINGH LAMBA

Savinder



4) MR. ANGAD REKHI

Angad



5) MR. HARVINDER SINGH LAMBA



पवल - 3
१२/११/२०२२
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6) MR. MOKSH PARDASANI



7) MR. ARJUN REKHI



ACCEPTANCE OF POWER OF ATTORNEY



टनन - 3
दस्तावेज १२८८ / २०२२

1) MR. RAKESH SITARAM AARKADE, Age 31 years, Indian Inhabitant, having address:- A/2, Room No. 167, Sec-21, Turbhe, Navi Mumbai-400705. 2) MR. DILKISH RANE, Age 52 years, Indian Inhabitant, having address:- 7/139/2449- Tagore Nagar, Navi Mumbai-400083. 3) SUKHBIR SINGH LAMBA, Age 19 years, Indian Inhabitant, having address:- 501, Sea Gull Apartments, Sherley Rajan Road, Next to Rizvi College, Navi Mumbai-400050. 4) MRS.RUPALI BABAJI GADHAVE, Age 36 years, Indian Inhabitant, having address:- Sankalpa CHS,B-26, Flat No.4,sector-8,Sanpada(East), Navi Mumbai-400705. 5) MRS.TARANUM REHAAN RIZVI, Age 37 years, Indian Inhabitant, having address:- A/11/31,Sector-2,Near Bharti Vidyapeeth School, C.B.D.Belapur, Navi Mumbai-400614., do hereby accept the Special Power of Attorney given by the Partners of TRICITY REALTY LLP viz. 1) MR. KULBIR SINGH REKHI, 2) MR. MANISH PARDASANI, 3) MR. SAVINDER SINGH LAMBA, 4) MR. ANGAD REKHI 5) MR. HARVINDER SINGH LAMBA 6) MR. MOKSH PARDASANI 7) MR. ARJUN REKHI in respect of presenting the Documents relating to the said projects before the concerned Registering Authority for Registration and for lodging and admitting the execution document, Agreements, deed & Conveyance Deed for purpose of these present.



1) MR. RAKESH SITARAM AARKADE

Rakesh



2) MR. DILKHUSH P.KAMBLE



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3) SUKHBIR SINGH LAMBA



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4) MRS. RAJESH BABAJI GADHAVE



5) MRS. TARANUM REHAAN RIZVI

Rizvi




Witness

- 1) AMOL A. FULAVARE *[Signature]*
- 2) SWARNI GAIKWAD *[Signature]*

SITGAWA, TAMILNADU
 INCOME TAX DEPARTMENT
 KUBER SINGH DEWANI
 DAYA SINGH DEWANI
 ADDRESS
 AADP1907A


PERMANENT ACCOUNT NUMBER
 AHOPP1885F
 NAME
 MARISH BRICHAND PARDASANI
 ADDRESS
 BRICHAND LALAN PARDASANI
 प.व.न - ३
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 १३० / ४५

SAHIBGARH, TAMILNADU
 INCOME TAX DEPARTMENT
 SAVINDER SINGH LAMBA
 DEVINDER SINGH RAMRINOH LAMBA
 ADDRESS
 03071874
 Permanent Account Number
 KABP18671K


SAHIBGARH, TAMILNADU
 INCOME TAX DEPARTMENT
 MOKSH SINGH DEWANI
 SIVOHAN SINGH DEWANI
 ADDRESS
 0710/1307
 Permanent Account Number
 AFCP18653H




SAHIBGARH, TAMILNADU
 INCOME TAX DEPARTMENT
 ADDRESS


PERMANENT ACCOUNT NUMBER
 AADP18674M
 NAME
 HARVINDERSINGH DEVENDERSINGH LAMBA
 NAME OF THE PATENTHOLDING
 DEVENDERSINGH LAMBA RAMSINGH LAMBA
 DATE OF BIRTH
 18-10-1972
 SIGNATURE


SAHIBGARH, TAMILNADU
 INCOME TAX DEPARTMENT
 ARJUN SINGH
 KULDIR SINGH DEKHI
 ADDRESS
 22/08/1807
 Permanent Account Number
 AHWP183870
 SIGNATURE



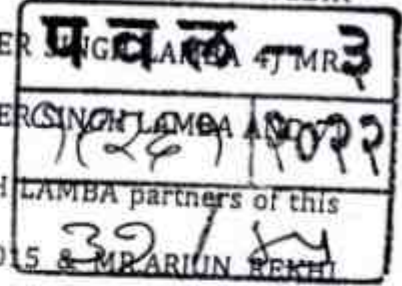

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TRICITY
INSPIRED REALTY

AUTHORITY LETTER

Date:- 16th September, 2022.

This is to confirm that TRICITY REALTY LLP is a partnership firm having 1) MR. KULBIR SINGH REKHI 2) MR. MANISH PARDASANI 3) MR. SAVINDER SINGH LAMBA 4) MR. ANGAD REKHI 5) MR. MOKSH PARDASANI 6) MR. HARVINDER SINGH LAMBA and MR. ARJUN REKHI through its partner MR. SAVINDER SINGH LAMBA partners of this firm shown in partnership deed dated 16th November, 2015 & MR. ARJUN REKHI

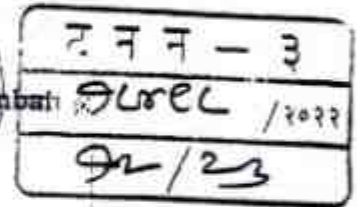


Supplementary Agreement to the Original LLP Agreement On Admission Partner And Retirement of Partner dated 20th August, 2016 We have given authority to MR. ARJUN REKHI OR MR. SAVINDER SINGH LAMBA OR MR. ANGAD REKHI through our partner to act for and in the name of the LLP or to sign all Agreements, Sale Deeds, flat registration, flat sale, affidavits, and to sign all the necessary papers, documents, letters, in this behalf of the firm and



the following projects :-

- 1) Tricity Symphony, Plot No. 23, Sec-8, Kharghar, Navi Mumbai.
- 2) Tricity Grand, Plot No. 33,34,42,43 & 33A, Sector-30, Kharghar, Navi Mumbai.
- 3) Tricity Sky, Plot No. 130, Sector-19, Ulwe, Navi Mumbai.
- 4) Tricity Pearl, Plot No. 14, Sector-21, Ulwe, Navi Mumbai.
- 5) Tricity Skyline, Plot No. 21, Sector-04, Sanpada, Navi Mumbai.
- 6) Tricity Pristine, Plot No. 232, Sector-10, Kopra, Kharghar, Navi Mumbai.
- 7) Tricity Enclave, Plot No. 48, Sector-9, Ulwe, Navi Mumbai.
- 8) Tricity Palacio, Plot No. 05, Sector-38, Nerul, Navi Mumbai.
- 9) Tricity Panache, Plot No. 07, Sector-38, Nerul, Navi Mumbai.
- 10) Tricity Promenade, Plot No. 20A, Sector-38, Nerul, Navi Mumbai.
- 11) Tricity Luxaria, Plot No. 104, Sector-17, New Panvel(west), Navi Mumbai.
- 12) Tricity Eres, Plot No.38, Sector-15, Kharghar, Navi Mumbai.



Page 1 of 3

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



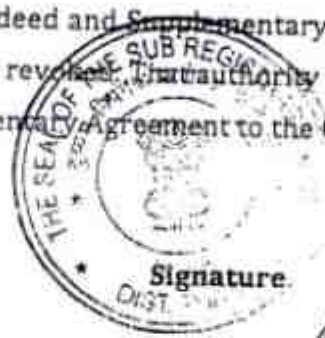
- 13) Tricity Montview, Plot No.22+23, Sector-8, Sanpada, Navi Mumbai.
- 14) Tricity Waterfront, Plot No.76, Sector-17, Kalamboli, Navi Mumbai.
- 15) Tricity Bayview, Plot No.76/2, Sector-17, Kalamboli, Navi Mumbai.
- 16) Tricity Bliss, Plot No.340, Sector-26, Ulwe, Navi Mumbai.
- 17) Tricity Crest, Plot No.13, sector-20, New Panvel(East), Navi Mumbai.
- 18) Tricity Aura, Plot No.10D, Sector-16E, Kalamboli, Navi Mumbai.
- 19) Tricity Heritage, Plot No.4A, Sector-21, New Panvel(East), Navi Mumbai.
- 20) Plot No.1, Sector-18, New Panvel(West), Navi Mumbai.
- 21) Tricity Natraj, CTS No.165/A/1, Wadhavali, Chembur, Mumbai.

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The above mentioned Partnership deed and Supplementary Agreement to the Original LLP Agreement is still valid and not revoked. The authority is given to him as shown in our partnership deed and Supplementary Agreement to the Original LLP Agreement.

Signature of remaining Partners:-

- | # | Name of the Partner |
|---|--------------------------|
| 1 | MR. KULBIR SINGH REKHI |
| 2 | MR. MANISH PARDASANI |
| 3 | MR. SAVINDER SINGH LAMBA |



9/26/2022
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Signature



(Handwritten signature)



(Handwritten signature)





INSPIRED REALTY

4 MR. ANGAD REKHI

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5 MR. MOKSH PARDASANI



6 MR. HARVINDER SINGH LAMBA

Handwritten signature of Mr. Harvinder Singh Lamba



7 MR. ARJUN REKHI

Handwritten signature of Mr. Arjun Rekhi



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GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

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

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



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१५ / २३

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

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.



GSTIN
Legal Name
Trade Name, if any

27AAKFT6601L1ZT
TRICITY REALTY LLP
TRICITY REALTY LLP

प व ल - ३
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३५/३५

Details of Managing / Authorized Partners

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



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

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Details of Additional Places of Business
 Total Number of Additional Places of Business in the State 0



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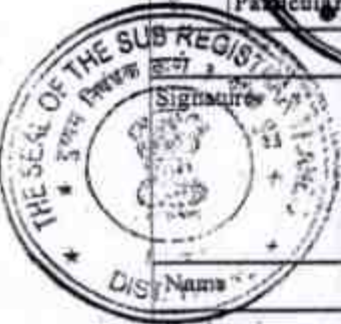


Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

पवळ - ३
१९२६९ / २०२२
Registration Number : 27AAKF6601L1ZT
११४/८५

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 Establishment	01/07/2017		
6. Period of Validity	From	01/07/2017	To NA
7. Type of Registration	Regular		
8. Particulars of Approving Authority	PANVEL		
Signature	<p>पवळ - ३ १९२६९ / २०२२ ११४/८५</p>		
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

INCOME TAX DEPARTMENT
HAKESH SITARAM AARKADE

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
TARANUM A RIZVI

भारत सरकार
GOVT. OF INDIA

SITARAM AARKADE

22/08/1991

AWAPA8200J

[Signature]

संभवित
महानि

16/05/1985


BUUPR4259

Signature

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DILKUSH PITHAMBAR KAMBLE
PITHAMBAR SHANKAR KAMBLE

19/08/1965

AYGPK6512M

[Signature]

आयकर विभाग
INCOME TAX DEPARTMENT
RUPALI BABAJI GADHAVE

भारत सरकार
GOVT. OF INDIA

KISAN THORAT

19/10/1985

BUUPR4555B

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMOL ABHIMANYU FULAVARE

ABHIMANYU SAMBHAJI FULAVARE

26/08/1991

Permanent Account Number

AAYPF0043J

Signature



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आयकर
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



पव - 2023
20/03
स्थायी लेखा संख्या

Permanent Account Number Card



AJQPL0866J



नाम / Name
SUKHBIR SINGH LAMBA

पिता का नाम / Father's Name
HARVINDER SINGH DEVINDER SINGH LAMBA

जन्म की तारीख /
Date of Birth
25/06/2001

S.S.L.

हस्ताक्षर / Signature

S.S.Lamba

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19/18498

संगणकवार, 18 ऑक्टोबर 2022 12:55 म.न.

दस्ता गोपवारा भाग-1

दस्ता 3

29123

दस्ता क्रमांक: 18498/2022

दस्ता क्रमांक: दस्ता 3 / 18498/2022

वाज्रात मूल्य: ₹. 01/-

सांयदला: ₹. 00/-

भरवेलें मुद्रांक शुल्क: ₹. 500/-

द. नि. मह. द. नि. दस्ता 3 यामें कार्यालयान

अ. सं. 18498 वार दि. 18-10-2022

गोती 12:46 म.न. वा. इतर कार्या.

पावती: 20534

पावती दिनांक: 18/10/2022

सादरकार्यालयें मातः सिविल अन्वेषण एवम पी तर्फे सांगोवार कुलबीर सिंग रेखी - -

पंचल - 3	
98269	2022
₹. 100.00	
₹. 460.00	
80 / 84	

गोंदणी की

दस्ता हाताळणी की

गुणोपी संख्या: 23

दस्ता इतर कार्यालयाची मंत्री:



Joint Sub Registrar Thane 3

दस्ताचा प्रकार: कुलमुद्राकारण

मुद्रांक शुल्क: 5 वेळार तो प्रतिरुकार्य द्यावात आर्वेला अमुन@ त्यामुळे कोणाचीही न्याय्य मानसता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिफा क्र. 1 18 / 10 / 2022 12 : 46 : 42 PM ची वेळ: (सादरीकरण)

शिफा क्र. 2 18 / 10 / 2022 12 : 47 : 37 PM ची वेळ: (सी)



- पातळा पत्र -

दस्ता दस्तावेज गोंदणी कार्या 990C विधान 9969 अंतर्गत तरतुदीनुसार गोंदणीत दाखल केला आहे. दस्तामधील तपस्ये मजकूर विचारत आम्ही, कार्यालय 8 तोंका प्रोव्हिले काळवणे इलाकी तपस्ये का कार्या आहे. ताची कार्यालय विचारत आम्ही तपस्येचे अकारण आहे. तसेच तद्वर, दस्तातय दस्तामुळे राखणार्थ / दस्तातय यामे मान्यता कार्या / विकस / परिकरण तसे दस्तातय आहे.

[Signature]
मुख कार्यालयी

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मुख कार्यालयी

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18/10/2022 1 02:28 PM

दस्तावेज भाग-2

पत्रिका - 3

दस्तावेज नं. 18498/2022

9/2/2022

89/2022

- क्र. सं. पक्षधारक का नाम व पता
1. मा. गणेश मीठाराम भाईबाहे . .
पता: प्लॉट नं. - , माळा नं. - , इमारतीचे मा. - , ऊर्जा नं. - , गेट नं. 1-2, कम नं. 167, सेक्टर 21, तुर्ने नवी मुंबई, महाराष्ट्र, ठाणे.
पिन संख्या:
 2. मा. विजयराव पी कावळे . .
पता: प्लॉट नं. - , माळा नं. - , इमारतीचे मा. - , ऊर्जा नं. - , गेट नं. 7/139 /2449 - टायगर नगर विहंगोळी ईस्ट मुंबई, महाराष्ट्र, मुम्बई.
पिन संख्या:
 3. मा. सुखवीर सिंग वाघा . .
पता: प्लॉट नं. - , माळा नं. - , इमारतीचे मा. - , ऊर्जा नं. - , गेट नं. 15-4-3) सेवा सार अपार्टमेंट शेवती राजन गेट निरुधी कॉम्प्लेक्स च्या गेट वाडा (ए) मुंबई, महाराष्ट्र, मुम्बई.
पिन संख्या:
 4. मा. रणजीत बाबाजी गाडगे . .
पता: प्लॉट नं. - , माळा नं. - , इमारतीचे मा. - , ऊर्जा नं. - , गेट नं. मंगला की गल लव वी-26, प्लॉट नं. 4, सेक्टर 8, वाळवाडा नुवे नवी मुंबई, महाराष्ट्र, ठाणे.
पिन संख्या:
 5. मा. नरदीप रजान निरुधी . .
पता: प्लॉट नं. - , माळा नं. - , इमारतीचे मा. - , ऊर्जा नं. - , गेट नं. 11 /31, सेक्टर 9 भांगरी विद्यापीठ म्हुल कॅम्पस की वी वी येथील नवी मुंबई, महाराष्ट्र, ठाणे.
पिन संख्या:
 6. मा. द्वाकमिती निरुधी एम एम पी लॉके भागीदार कुलवीर सिंग म्हुरी . .
पता: प्लॉट नं. - , माळा नं. - , इमारतीचे मा. - , ऊर्जा नं. - , गेट नं. 1001/02 भूमिगत कोम्प्लेक्स प्लॉट नं 1 आणि 2, सेक्टर 18 गाम बीच गेट मानपाडा (ए) नवी मुंबई, महाराष्ट्र, ठाणे.
पिन संख्या:
 7. मा. द्वाकमिती निरुधी एम एम पी लॉके भागीदार मनीष पाण्डेसाहेब . .
पता: प्लॉट नं. - , माळा नं. - , इमारतीचे मा. - , ऊर्जा नं. - , गेट नं. 1001/02 भूमिगत कोम्प्लेक्स प्लॉट नं 1 आणि 2, सेक्टर 18 गाम बीच गेट मानपाडा (ए) नवी मुंबई, महाराष्ट्र, ठाणे.
पिन संख्या:
 8. मा. द्वाकमिती निरुधी एम एम पी लॉके भागीदार मनिष सिंग वाघा . .
पता: प्लॉट नं. - , माळा नं. - , इमारतीचे मा. - , ऊर्जा नं. - , गेट नं. 1001/02 भूमिगत कोम्प्लेक्स प्लॉट नं 1 आणि 2, सेक्टर 18 गाम बीच गेट मानपाडा (ए) नवी मुंबई, महाराष्ट्र, ठाणे.
पिन संख्या:
 9. मा. द्वाकमिती निरुधी एम एम पी लॉके भागीदार अंशुल म्हुरी . .
पता: प्लॉट नं. - , माळा नं. - , इमारतीचे मा. - , ऊर्जा नं. - , गेट नं. 1001/02 भूमिगत कोम्प्लेक्स प्लॉट नं 1 आणि 2, सेक्टर 18 गाम बीच गेट मानपाडा (ए) नवी मुंबई, महाराष्ट्र, ठाणे.
पिन संख्या:

पक्षधारक प्रकार

पॉवर ऑफ अटॉर्नी
होल्डर
वय :-31
स्वाक्षरी: *[Signature]*

पॉवर ऑफ अटॉर्नी
होल्डर
वय :-53
स्वाक्षरी: *[Signature]*

पॉवर ऑफ अटॉर्नी
होल्डर
वय :-19
स्वाक्षरी: *[Signature]*

पॉवर ऑफ अटॉर्नी
होल्डर
वय :-36
स्वाक्षरी: *[Signature]*

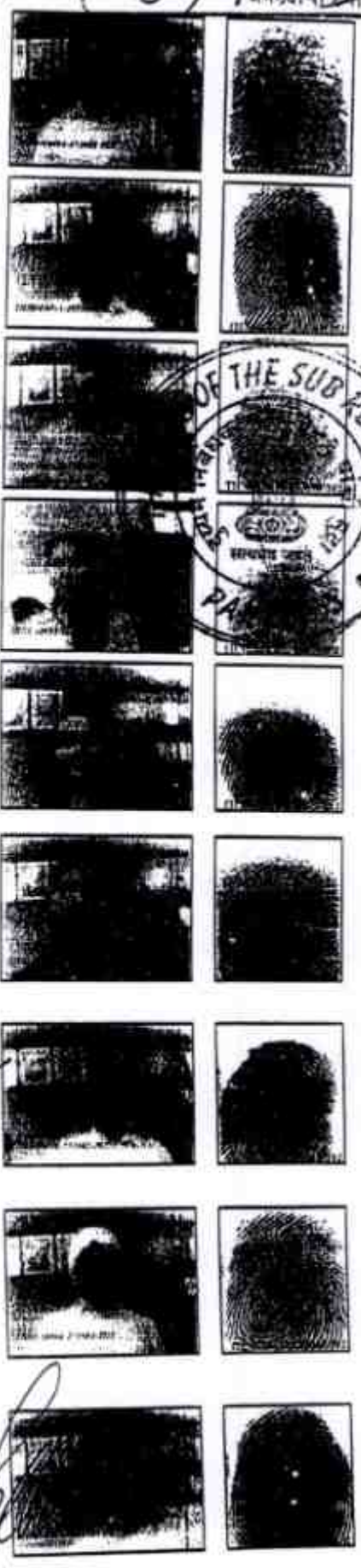
पॉवर ऑफ अटॉर्नी
होल्डर
वय :-37
स्वाक्षरी: *[Signature]*

कुलसूत्रधार देणार
वय :-67
स्वाक्षरी: *[Signature]*

कुलसूत्रधार देणार
वय :-49
स्वाक्षरी: *[Signature]*

कुलसूत्रधार देणार
वय :-48
स्वाक्षरी: *[Signature]*

कुलसूत्रधार देणार
वय :-39
स्वाक्षरी: *[Signature]*

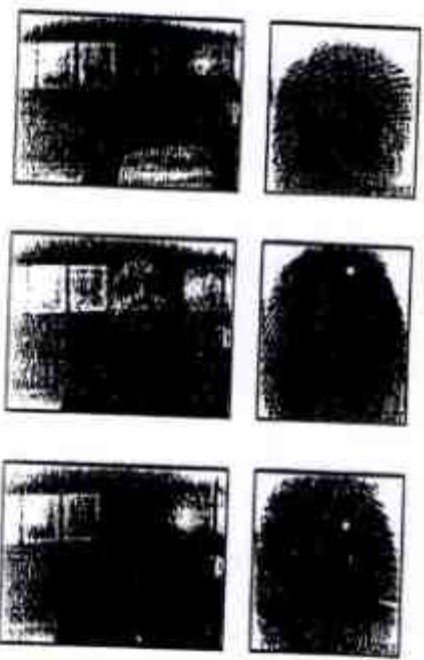


- 10. नाथ ट्रायसिटी लिमिटेड गण गण पी कॉर्पोरेशन अर्जित कृषि मूल्यांकन देणार
 मिरा-पार्ले नं. - , माळा नं. - , इमारतीचे नाव: - , खर्चाक नं.:
 - , रोल नं.: 1001/02 भूमिगत कोम्पार्टिमेंट नं. 1
 भागि 2, सेक्टर 18 गण वीथ रोड मानपाडा (पु) तशी
 मूळ नं. , महाराष्ट्र, ठाणे.
 मिरा नं.:
- 11. नाथ ट्रायसिटी लिमिटेड गण गण पी कॉर्पोरेशन अर्जित कृषि मूल्यांकन देणार
 मिरा-पार्ले नं. - , माळा नं. - , इमारतीचे नाव: - , खर्चाक नं.:
 - , रोल नं.: 1001/02 भूमिगत कोम्पार्टिमेंट नं. 1
 भागि 2, सेक्टर 18 गण वीथ रोड मानपाडा (पु) तशी
 मूळ नं. , महाराष्ट्र, ठाणे.
 मिरा नं.:
- 12. नाथ ट्रायसिटी लिमिटेड गण गण पी कॉर्पोरेशन अर्जित कृषि मूल्यांकन देणार
 मिरा-पार्ले नं. - , माळा नं. - , इमारतीचे नाव: - , खर्चाक नं.:
 - , रोल नं.: 1001/02 भूमिगत कोम्पार्टिमेंट नं. 1
 भागि 2, सेक्टर 18 गण वीथ रोड मानपाडा (पु) तशी
 मूळ नं. , महाराष्ट्र, ठाणे.
 मिरा नं.:

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[Handwritten Signature]

[Handwritten Signature]



परीक्षक दफ्तरीयत करून देणार कर्तव्यार्थ कृषि मूल्यांकन देणार या दस्तऐवज करून दिल्याचे कृत
 शिक्का क्र.3 ची वेळ: 18 / 10 / 2022 12 : 51 : 50 PM

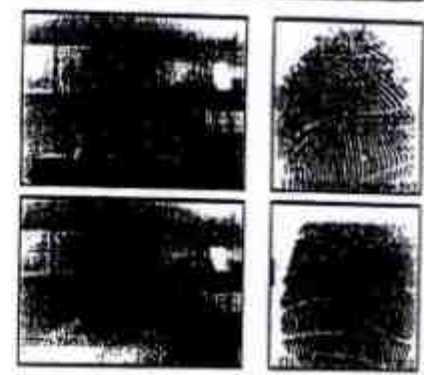
पार्ले गण अर्जित कर्तव्यार्थ कृषि मूल्यांकन देणार-पार्ले कर्तव्यार्थ: भोळकडान, व

ट न न - ३
 दस्त. क्र. 9686L / 2022
 23 / 23
 प्राथमिक / अंतर्गत टन

- 1. नाथ अर्जित कृषि मूल्यांकन
 मिरा नं. 32
 मूळ नं. तशी मूळ नं.
 मिरा नं. 400705
- 2. नाथ अर्जित कृषि मूल्यांकन
 मिरा नं. 28
 मूळ नं. तशी मूळ नं.
 मिरा नं. 400705

[Handwritten Signature]
 मिरा नं.

[Handwritten Signature]



शिक्का क्र.4 ची वेळ: 18 / 10 / 2022 12 : 52 : 21 PM

शिक्का क्र.5 ची वेळ: 18 / 10 / 2022 12 : 54 : 57 PM संवत्शी पुस्तक 4 मध्ये

Joint Sub Registrar Thane 3

मागित करण्यात येते की सुदूर दस्तावेज
 प्रकृण 23 पार्ले अर्जित.

प व ल - ३
 23/10/2022
 2022

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Used	Defect
1	Bank	Bank	BP855978	1202025	SD	
				0510202200986	RF	0510202200986
				MH008822392202223E	RF	0004856110202223E



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.....
 18/10/2022

9209/63026
 2022
 3-020

.....
 18/10/2022

398/19261

बुधवार, 16 नोव्हेंबर 2022 1:15 म.नं.

दस्त गोपबारा भाग-1

पवेल3

दस्त क्रमांक: 19261/2022

दस्त क्रमांक: पवेल3 /19261/2022

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. पवेल3 यांचे कार्यालयात

अ. क्र. 19261 मर दि.16-11-2022

रोजी 1:12 म.नं. वा. हजर केला.

पावती:21285

पावती दिनांक: 16/11/2022

सादरकरगाराचे नाव: कर्ज घेणार - मे. ट्रायसिटी रियल्टी एल एल पी तर्फे भागीदार सविंदर सिंह लांबा यांच्या तर्फे कु मु म्हणून राकेश आरकडे -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकुण: 1000.00

Ravi

दस्त हजर करणाऱ्याची सही:

[Signature]

Sub Registrar Panvel 3

[Signature]

Sub Registrar Panvel 3

दस्ताचा प्रकार: पुरवणी करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 16 / 11 / 2022 01 : 12 : 22 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 16 / 11 / 2022 01 : 13 : 31 PM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे कुलमुखात्वारपत्रे, व्यक्ती इत्यादी बनावट आढळून आल्यास त्याची संपूर्ण जबाबदारी दस्त निष्पादकाची राहिल.

[Signature]

लिहून देणार






लिहून घेणार



16/11/2022 1 56:37 PM

दस्त क्रमांक : पवेल 3/19261/2022

दस्ताचा प्रकार :- पुरवणी करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: कर्ज पेणार - मे, ट्रायसिटी रियल्टी एल एल पी तर्फे भागीदार सविंदर सिंह लांबा यांच्या तर्फे कु मु म्हणून राकेश आरकडे - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 1001 / 1902 भूमिराज कोस्टारिका प्लॉट न- 1 आणि 2 सेक्टर 18 मानपाडा नवी मुंबई, महाराष्ट्र, THANE. पिन नंबर: AAKFT6601L	लिहून पेणार वय :- 31 स्वाक्षरी:- 		
2	नाम: कर्ज देणार - आदित्य बिरला फायनान्स लिमिटेड - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: इंडियन रेयॉन कंपाउंड बेरावळ गुजरात, गुजरात, जुनागढ., गुजरात, JUNAGADH. पिन नंबर: AABC5769M	लिहून देणार वय :- 40 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित पुरवणी करारनामा चा दस्त ऐवज करून दिव्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 16 / 11 / 2022 01 : 52 : 03 PM

ओळख:-

खालील इतम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाम: नितीन साळुंके - - वय: 25 पत्ता: तुर्भे नवी मुंबई पिन कोड: 400705			
2	नाम: अमित भालेराव - - वय: 25 पत्ता: तुर्भे नवी मुंबई पिन कोड: 400705			

शिक्का क्र.4 ची वेळ: 16 / 11 / 2022 01 : 54 : 43 PM


Sub Registrar Panvel 3

प्रमाणित करणेत येते की, सदर दस्तास एकूण

पाने आहेत, पुस्तक क्र. 9

क्रमांक 90289 वर नोंदला.

सह दुय्यम निबंधक वर्ग-2, पॅनेल-3

दिनांक 16 मार्च 2022

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Mudrank	BS 451840	1201028	500	SD		
2		DHC		1511202214676	900	RF	1511202214676D	16/11/2022
3		eChallan		MH010649220202223E	100	RF	0005286212202223	16/11/2022

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