398/11922 पावती Original/Duplicate

Wednesday,July 28 ,2021 नोंदणी क्रं. :39म

4:27 PM Regn.:39M

पावती क्रं.: 13335 दिनांक: 28/07/2021

गावाचे नाव: कळंबोली

दस्तऐवजाचा अनुक्रमांक: पवल3-11922-2021

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: भाडेकरू- मे. ट्रायसिटी रियल्टी एल एल पी तर्फे भागीदार सर्विंदर सिंह लांबा - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	600.00
पृष्ठांची संख्या: 30	
एकूण:	रु. 30600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

4:43 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मुल्य: रु.0 /-

मोबदला रु.221533800/-

भरलेले मुद्रांक शुल्क : रु. 11076800/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2807202110302 दिनांक: 28/07/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleRecaipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003634509202122S दिनांक: 28/07/2021

बँकेचे नाव व पत्ता:

28/07/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3
दस्त क्रमांक : 11922/2021
नोंदणी :
Regn:63m

गावाचे नाव : **कळंबोली**

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	221533800
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: प्लॉट न- /76/2 सेक्टर 17 कळंबोली नवी मुंबई ता.पनवेल जि रायगड क्षेत्रफळ 2606.28 चौ.मी((Plot Number : 76/2 ;))
(5) क्षेत्रफळ	1) 2606.28 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भाडेकरू- मे. ट्रायसिटी रियल्टी एल एल पी तर्फे भागीदार सविंदर सिंह लांबा - - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 1001 /1002 भूमिराज कोम्प्लेक्स प्लॉट न- 1 आणि 2 सेक्टर 18 सानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAKFT6601L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मालक -सिडको लि तर्फे वसाहत अधिकारी श्रीकांत पाटणकर - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सिडको भवन सि बी डी बेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AACCC3303K
(9) दस्तऐवज करून दिल्याचा दिनांक	27/07/2021
(10)दस्त नोंदणी केल्याचा दिनांक	28/07/2021
(11)अनुक्रमांक,खंड व पृष्ठ	11922/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	11076800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

THE SEAL OF THE SUB REGISTRAR
PANVEL 3

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS TRICITY REALTY LLP	eSBTR/Simple Receipt	6910333202107145165 1	MH003634509202122S	11076800.00	SD	0001982420202122	28/07/2021
2		DHC		2807202110302	600	RF	2807202110302D	28/07/2021
3	MS TRICITY REALTY LLP	eSBTR/SimpleReceipt		MH003634509202122S	30000	RF	0001982420202122	28/07/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

पनवेल — ३
२२ ऐ २२ | २०२१
९ / ३०

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2607202110302	Date	28/07/2021
Received from T, Mobile number 9000000000, an amount of Rs.600/-, 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	28/07/2021
Bank CIN	10004152021072808451	REF No.	2703226044
This is computer generated receipt, hence no signature is required.			

THE SEAL OF THE SUB REGISTRAR PANVEL 3

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2807202110302	**Receipt Date**	29/07/2021

Received from T, Mobile number 9000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 11922 dated 28/07/2021 at the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.

DEFACED
₹ 600
DEFACED

Payment Details

Bank Name	IBKL	**Payment Date**	28/07/2021
Bank CIN	10004152021072808451	**REF No.**	2703226044
Deface No	2807202110302D	**Deface Date**	28/07/2021

This is computer generated receipt, hence no signature is required.

पनवेल — ३
११९२२/२०२१
2/30

THE SEAL OF THE SUB REGISTRAR PANVEL 3

महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

19357248967672

पनवेल — ३

Bank/Branch: IBKL - 6910653/Sanpada
Pmt Txn id : 698785137
Pmt DtTime : 14-JUL-2021@16:43:59
ChallanIdNo: 69103332021071451651
District : 1301-RAIGAD

Stationery No: 19357248967672
Print DtTime : 14-JUL-2021 16:48:05
GRAS GRN : MH003634500202122S8
Office Name : IGR147-SRO_PANVEL 2 JO
GRN Date : 14-Jul-2021@16:44:15

२०२१

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 1,10,76,800/- (Rs One, One Zero, Seven Six, Eight Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : 36-- lease for term exceeding one year
Prop Mvblty: Immovable Consideration: R 22,19,33,600
Prop Descr : PLOT NO 76 2,SECTOR 17,KALAMBOLI,,TAL PANVEL,DIST,RAIGAD,Maharashtra,410218
Duty Payer: PAN-AAKFT6601L,MS TRICITY REALTY LLP

Other Party: PAN-AACCC3303K,CIDCO LTD

THE SEAL OF THE SUB REGISTRAR PANVEL 3

Bank official1 Name & Signature

Bank official2 Name & Signature

--- --- Space for customer/office use - - - Please write below this line --- ---

For TRICITY REALTY LLP

Designated Partner / Authorised Signatory

e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

Data of ESBTR for GRN MH003634509202122S

Bank - IDBI BANK

Bank/Branch	: IBKL - 6910653/Sanpada		
Pmt Txn id	: 698785137	Stationary No	: 19357248967672
Pmt DtTime	: 14/07/2021 16:43:59	Print DtTime	: 14/07/2021 16:48:05
ChallanIdNo	: 69103332021071451651	GRAS GRN	: MH003634509202122S
District	: 1301 / RAIGAD	GRN Date	: 14/07/2021 16:44:00
Office Name	: IGR147 / PNL2_PANVEL 2 JOINT SUB REGISTRAR		

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)

StDuty Amt : Rs 1,10,76,800.00/- (Rs One Crore Ten Lakh Seventy Six Thousand Eight Hundred Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee

RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification-not to be printed and used

पवल — ३
२९ऽ२२ २०२१
8/30

Article	: 36		
Prop Mvblty	: Immovable	Consideration	: 22,15,33,800.00/-
Prop Descr	: PLOT NO 76 2 , SECTOR 17 : KALAMBOLI : 410218		
Duty Payer	: PAN-AAKFT6601L MS TRICITY REALTY LLP		
Other Party	: PAN-AACCC3303K CIDCO LTD		

Bank Scroll No	: 100
Bank Scroll Date	: 15/07/2021
RBI Credit Date	: 15/07/2021
Mobile Number	: 919930009393

DEFACED ₹11106800.00 DEFACED

THE SEAL OF THE SUB REGISTRAR PANVEL 3

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-398-11922	0001982420202122	28/07/2021-16:26:58	IGR148	30000.00
2	(iS)-398-11922	0001982420202122	28/07/2021-16:26:58	IGR148	11076800.00
			Total Defacement Amount		1,11,06,800.00

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑ YU 217264

जिल्हा कोषागार कार्यालय ठाणे

जिल्हा कोषागार कार्यालय, ठाणे
- 8 JUL 2021
वरिष्ठ मुख्य लिपिक / लिपिक

पनवेल — ३
११९८२२ | २०२१
५/३०

THE SEAL OF THE SUB REGISTRAR PANVEL 3

AGREEMENT TO LEASE FOR

(RESIDENTIAL CUM COMMERCIAL)
BETWEEN
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LTD.
AND
M/S .TRICITY REALTY LLP
PLOT NO. 76/2, SECTOR-17, KALAMBOLI,
NAVI MUMBAI,

For TRICITY REALTY LLP

Assistant Marketing Officer

Authorised Signatory / Designated Partner

जोडपत्र - २ / Annexure-II

13 JUL 2021

मुद्रांक विक्री नोंदवही क्रम क्र. 15697 दिनांक

दस्ताचा प्रकार Agreement दस्त नोंदणी करणार आहात का ? होय/नाही

मिळकतीचे वर्णन

मुद्रांक विकत घेणा-याचे नाव For TRICITY REALTY LLP

दुसऱ्या पक्षकाराचे नाव CIDCO

हस्ते अमलबजावणी नाव, पदनाम Designated Partner / Authorised Signatory Dilkush Kamble

मुद्रांक शुल्क रक्कम 100

मुद्रांक विक्रेत्याची सही व शिक्याचे ठिकाण

ए.जी स्टॅम्प वेंडर, दुकान क्र.३१, प्रभात सेंटर,

सेक्टर १-अे, सी.बी.डी.बेलापूर, नवी मुंबई-४००६१४

(डी.डी.बी.राजे)

परवाना क्र.१२०१०४१

ज्या कारणासाठी तुम्हांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

पनवेल — ३

११ ऑक्टो २०२१

६ / 30

THE SEAL OF THE SUB REGISTRAR PANVEL 3

CITY AND INDUSTRIAL DEVELOPMENT

CORPORATION OF MAHARASHTRA LIMITED

FOR RESIDENTIAL CUM COMMERCIAL PURPOSE

AGREEMENT TO LEASE

AN AGREEMENT made at CIDCO CBD the 27th day of **July Two Thousand Twenty One** BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTBA LTD., a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai-400 021 (hereinafter referred to as "the Corporation" which expression shall where context so admits, be deemed to include its successors and assigns) of the One part AND **M/S TRICITY REALTY LLP 1001/02,BHUMIRAJ COSTARICA,PLOT NO 1&2,SECTOR-18,SANPADA,NAVI MUMBAI-400705** (hereinafter referred to as "the Licensee" which expression shall where the context so admits, be deemed to include their representatives, executors and administrators of the other rant.

WHEREAS:

- The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act"). The State Government is, pursuant to section 113(A) of the said Act, acquired lands described therein and vesting such lands in the Corporation for development and disposal.
- The Licensee has, by its offer **of Rs.85,000.00** requested the Corporation to grant a lease of a piece or parcel of land so acquired and vested in the Corporation of the State Government, and described hereinafter.
- Being the highest bidder of **Plot No.76/2 Sector-17, Kalamboli, Navi Mumbai,** the Corporation has consented to grant to the Licensee a lease of all that piece or parcel of land described in the Schedule hereunder written and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement **2606.28 sq. mtrs.** or thereabout (hereinafter referred to as "the said land"), for the purpose of constructing a building or buildings for **RESIDENTIAL CUM COMMERCIAL USE** and has permitted the Licensee to occupy the said land from the date hereof, on the terms and conditions hereinafter contained.
- The Licensee has, before the execution of this Agreement, paid on the **19.07.2021** to the Managing Director of the Corporation, hereinafter referred to as the Managing Director, which expression shall include any other officer of the Corporation as may be notified by the Corporation from time to time by a general or special order, a sum of **Rs. 22,15,33,800.00 (Twenty Two Crore Fifteen Lakhs Thirty Three Thousand Eight Hundred Only**) being the full premium agreed to be paid by the Licensee to the Corporation.

THIS AGREEMENT WITNESSES AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS :

GRANT OF LICENCE :

1. During the period of **Four** years from the date hereof, the Licensee shall have license and authority only, to enter upon the said land for the purpose of erecting a building or buildings for **RESIDENTIAL CUM COMMERCIAL** purpose and for no other purpose.

For TRICITY REALTY LLP

Assistant Marketing Officer

Authorised Signatory / Designated Partner

NOT A DEMISE :

2. Nothing in these presents contained shall be construed as demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until the lease hereby provided shall be executed and registered but the Licensee shall only have a license to enter upon the said land for the purpose of performing this Agreement. The licensee shall not be entitled to transfer or assign his rights and interest in or benefits under this agreement in favour of any person or persons provided that if he intends to have a lease in the name of a Co-operative Housing Society or a Company or an Association of Apartment of Owners constituted of the buyers of Apartment in a building constructed on the said land. He will be permitted to do so if he has complied with all the terms and conditions of this Agreement and further such transfer purports to be conveyance of his rights, title and interest in the said land building thereon in the performance of his obligation under Section 11 and other applicable provisions of the Maharashtra Ownership Flats (Regulations of the promotion of Construction, Sale, Management and Transfer) Act 1963 or any other corresponding law for time being in force.

3. The Licensee hereby agrees to observe and perform the stipulations following that is to say.

SUBMISSION OF PLANS FOR APPROVAL:

That he/they/it will within six months from the date hereof, submit to the Town Planning officer of corporation concerned Planning Authority for his approval the plans, elevations, sections, specifications and details of the buildings hereby agreed by the Licensee to be erected on the said land and the Licensee shall at his own cost and as often as he/they/it may be called upon to do so, amend, all or any such plans and elevations and if so required, will produce the same before the Town Planning Officer and will supply him such details as may be called for of the specifications and when such plans, elevations, detail and specifications shall be finally approved by the Town Planning Officer and signed by him, the Licensee shall sign and leave with him three copies thereof and also three copies of any further conditions or stipulations which may be agreed upon between the Licensee and the Town Planning Officer. Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible F.S.I under the provisions of General Development Control regulations for New Bombay' 1975.

PLANS TO COMPLY WITH THE FOLLOWING RULES :

(a) i) The maximum permissible F.S.I shall be 1.5 as defined by the General Development Control Regulations of The Corporation/ Planning Authority/UDCPR.

ii) The maximum height up to which the building shall be constructed as per GDCR of 1975.

iii) The maximum height of a room in the building shall be less than 4.27 meters. In case any room where height is 4.27 meters or more, the area of such room shall be counted twice for the computation of F.S.I.

FENCING DURING CONSTRUCTION :

(b) That the said shall be fenced, properly by the Licensee at his/their/its expenses, within a period of 02 months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be deemed to be a breach of this Agreement. Without prejudice to the generality of the rights and remedies of the Corporation in respect of such breach, the Managing Director shall be at liberty to remove or cause to be removed any such encroachment at the risk and cost of the Licensee and

For TRICITY REALTY LLP

Assistant Marketing Officer

Authorised Signatory / Designated Partner

dispose of any tool, implement, material or thing involved in such encroachment and to recover expenses of such removal and disposal from the Licensee.

NO WORK TO BEGIN UNTIL PLANS ARE APPROVED

(c) That no work shall be commenced or carried on which infringes unified Development Control and Promoted Regulations of or any other law for the time being in force as regards construction of a building or buildings on the said land and until the said plans, elevations, sections, specifications and details shall have been so approved as aforesaid and thereafter he/they/it shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner approved previously.

TIME LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK:

(d) That he/they/it shall, within a period of 6 months from the date hereof, commence and within a period of **Four years** from the date hereof complete at his/their/ its own expense and in a substantial and workman like manner and with new and sound materials and in compliance with the said Development Control Regulations and any other law, for the time being in force and in strict accordance with the approved plan, elevations, sections, specification and details to the satisfaction of the Town Planning Officer, of the concerned Planning Authority and comfortably to the building lines marked on the plan and completely finish fit for occupation a building to be used as **Residential Cum Commercial** with all requisite drains and other proper convenience thereto. Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible floor space index under the unified provisions of the Original Development Control Regulations of PMC/UDCPR.

पनवेल — २
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THE SEAL OF THE SUB REGISTRAR PANVEL 3

RATE AND TAXES :

(e) That he/they/it will pay all rates, taxes charges, claims and outgoings chargeable against an owner or occupier in respect of the said land and any building erected thereon.

PAYMENT OF SERVICE CHARGES:

(f) That he/they/it will, on the efflux of **FOUR** years from the date hereof or from the date of obtaining a Completion and Occupancy Certificate from the Town Planning Officer, of the concerned Planning Authority Corporation/PMC whichever is earlier, make to the Competent Authority a yearly payment for maintaining civic amenities such as roads, water drainage, conservancy for the Corporation as his/their/its contribution to the cost of establishing and maintaining civic amenities such as roads, water drainage, conservancy for the said land regardless of the extent of benefit derived by him/them/it from such amenities. The payment hereunder shall be paid on the first of day April in each year or within 30 days therefrom.

PAYMENT OF LAND REVENUE:

(g) That he/they/it shall pay the land revenue and cesses assessed or which may be assessed on the said land.

INDEMNITY:

(h) That he/they/it will keep the Corporation indemnified against any and all claims for damage, which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any Local Authority or authority in respect of the said works or of anything done under the authority herein contained.

For TRICITY REALTY LLP

Authorised Signatory / Designated Partner

Assistant Marketing Officer

SANITATION :

(i) That he/they/it shall and primitive observe and conform to the CIDCO GDCR or uniform Development Control Regulations or any other law for the time being in force relating to public health and sanitation and shall provide sufficient latrine accommodation and other sanitary arrangement for the labourers and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Managing Director and shall not, without the consent in writing of the Managing Director, permit any labourers or workmen to reside upon the said land and in the event of such consent being given, shall comply strictly with the terms thereof.

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EXCAVATION:

(j) That he/they/it will not make any excavation upon any part of the said land or remove any stone, earth or other material therefrom except so far as may, in the opinion of the Managing Director be necessary for the purpose of forming the foundations of the building and compound walls and executing the works authorized by this Agreement.

NOT TO AFFIX OR DISPLAY SIGN-BOARDS, ADVERTISEMENT ETC.:

(k) That he/they/it shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, signs, signs or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.

THE SEAL OF THE SUB REGISTRAR PANVEL 3

NUISANCE:

(l) That he/they/it shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for what is not granted.

INSURANCE:

(m) That he/they/it shall as soon as any building to be erected on the said land shall be roofed, insure and keep insured the same in his/their/its name against damage by fire for an amount equal to the cost of such building and shall on request produce to the Managing Director a policy or remove policies of insurance and receipts for the payment of last premium and shall forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.

RECOVERY OF ANY SUM DUE TO THE CORPORATION :

(n) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the schedule to the said Act. Whether any sum is so payable by the licensee shall be determined by the Corporation and every determination by the Corporation in this behalf shall not be disputed by the Licensee and shall be final and binding upon him/them/it.

RESTRICTION AGAINST APPOINTMENT OF AGENT BY A POWER OF ATTORNEY OR OTHERWISE:

(o) The Licensee shall not appoint any person as his/their/its agent, by a power of Attorney or otherwise, for the purpose of this Agreement except his / her spouse, father, mother, brother and sister or major child and if the licensee shall be a company, Society or such a body corporate its Officer or Servant.

For TRICITY REALTY LLP

Assistant Marketing Officer

Authorised Signatory / Designated Partner

POWER TO TERMINATE AGREEMENT:

4. In the event where the Town Planning Officer not approves the plans, elevations, sections, specifications and details whether originally submitted within the time herein before stipulated, the Managing Director may by notice in writing to the Licensee, revoke the license and re-enter upon the said land and thereupon the license shall come to an end.

POWERS OF CORPORATION :

5. Until the building and works have been completed and certified as completed in accordance with Clause 7 hereof, the Corporation shall have the following rights and powers

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TO ENTER UPON LAND :

(a) The right of the Managing Director and Officer and servants of the Corporation acting under his directions at all reasonable time to enter upon the said land to view the state and progress of the work and for all other reasonable purposes.

TO RESUME LAND :

(b) Power: in case the Licensee (i) shall fail to submit to the Town Planning Officer of the Corporation or concerned Planning Authority for approval the plans, elevation, sections, specifications and details of the building agreed by the Licensee to be erected on the said land to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be of the essence of the contract) or (ii) shall not proceed with the works with due diligence or shall fail to observe any of the stipulations on his part herein contained, the Corporation shall have the powers and liberty to revoke the license hereby granted to the Licensee and to restrain the Licensee, its agents, servants to enter upon the said land and thereupon this Agreement shall cease and terminate and all erections and materials, plants and things upon the said land shall notwithstanding any enactment for the time being in force to the contrary belong to the Corporation without making any compensation or allowance to the Licensee for and without making any payment to the Licensee for refund or repayment of any premium paid by him/them/it but without prejudice nevertheless to all other legal rights and remedies of the Corporation against the Licensee.

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(c) To continue the said land in the Licensee's occupation on payment of such fine or premium as may be decided upon by the Managing Director.

(d) To direct removal or alteration of any building or structure erected or used contrary to the condition of the grant of completion within the time prescribed in that behalf and on such removal of or alteration not being carried out within the time prescribed, cause the same to be carried out and recover the cost of carrying out the same from the Licensee.

(e) All building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered immediately attached to the said land and no part thereof other than defective or improper materials (remove for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of the Managing Director until the grant of the completion.

For TRINITY REALTY LLP

Authorised Signatory / Designated Partner

Assistant Marketing Officer

EXPLANATION 1.

Any delay or omission to exercise the right or power accruing to the Corporation under the foregoing sub-clause (i) of clause (b) hereof and any extension, accommodation, consent, compromise, release indulgence or forbearance granted or shown by the Corporation to the Licensee shall not be construed as a waiver of the Corporation's such right and power under the said sub-clause (i) Clause (b).

EXPLANATION 2.

Nothing contained in the foregoing clauses shall be construed to suffer from inconsistency to derogate from the rights and powers reserved to the Corporation under the respective clauses and exercisable by the Corporation at any time. The Licensee here by agrees and declares that he will set up no defense based on such inconsistency to impugn the exercise of any right or power by the Corporation.

EXTENSION OF TIME :

6. Without prejudice to the rights, powers and remedies of the Corporation in the foregoing clause, the Managing Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the building and the works for the said period mentioned in clause 3(d) above, if he is satisfied that the building and works could not be completed within the prescribed time for reason beyond the control of the Licensee and if the Licensee shall agree to pay additional premium at the scale provided by Regulation No. 7 of the **Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008** made and amended from time to time by the Corporation under the provisions of the said Act and thereupon the obligations herein under of the Licensee to complete the building and to accept a lease shall be taken to refer to such extended period.

GRANT OF LEASE:

7. As soon as the Town Planning Officer has certified that the building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions herein before contained, the Corporation will grant and the Licensee will accept a lease (which shall be executed by the parties in duplicate) of the said land and the building erected thereon for the term of 60 years from the date hereof at the yearly rent of Rupees One hundred only.

COMPLIANCE WITH THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 AND THE NAVI MUMBAI DISPOSAL OF LANDS (AMENDMENT) REGULATIONS,2008

7A. It is hereby agreed and declared by and between parties hereto that the Corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions contained herein and subject to Section 118 and other applicable provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) and rules and regulations made thereunder including the Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 for the time being in force.

8. FORM OF LEASE:

The lease shall be prepared in duplicate in accordance with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate shall be borne and paid by the Licensee wholly and exclusively.

For TRICITY REALTY LLP

Assistant Marketing Officer

Authorised Signatory / Designated Partner

Special Terms and Conditions

1. The plot is offered on "as is where is basis".
2. Sub-division of the plots shall not be permitted.
3. The maximum permissible F.S.I. will be 1.50 or as per UDCPR.
4. The building shall be constructed for **Residential Cum Commercial** purpose only
5. The building on plots reserved for Residential Cum Commercial purpose shall be constructed for Business, Mercantile and Residential use only. This shall mean shops, restaurant and bank on the ground floor and office, consulting rooms, coaching classes and residence on the upper floors. These uses are indicative and not exhaustive. However, the upper floors proposed for residential apartments shall be starting from the upper most floors and shall not have any other use on the same floors. Access area such as staircase, lifts and lobbies shall be separately provided for residential floors.
6. A maximum 30% of the permissible FSI shall be used for Mercantile and Business uses. However, CIDCO may issue NOC for minimum 10% component for commercial use on request of lessee who would be required to obtain approval of local authority himself. Mercantile and Business use in the plot shall be provided in accordance with "Unified Development Control and Promotion Regulations provision in force.
7. The General Development Control Regulation in force at the time of submission of development proposal and plan to Town Planning Officer, shall be applicable to the above conditions.
8. The licensee shall observe and abide all the conditions laid in the MAHA-RERA Act.

9. Solid Waste Management:

The intending lessee shall observe scrupulously the following conditions in order to ensure the directives and recommendations of the Hon'ble Supreme Court regarding solid waste management.

a) The intending lessee shall keep two streams of waste, one for food waste and biodegradable waste and another for recyclable waste such as papers, plastic, metal, glass, tags etc.

b) The intending lessee shall identify locations for composting and disposal to waste within their complex.

c) The intending lessee shall ensure that no domestic/institutional waste shall be thrown on the streets, foot-paths, open spaces, drains or water bodies.

d) Intending lessee shall make separate arrangement for disposal of toxic or hazardous household waste such as used batteries. Containers for chemicals and pesticides, discarded medicines and other toxic or hazardous household waste.

e) The intending lessee shall ensure proper segregation and storage of household waste in two separate bins containers for storage of food waste, bio-degradable waste and recyclable waste.

10. Provisions for installation of Solar Energy Assisted system

a) Definitions:

Unless the context otherwise requires, the following definitions shall be applicable for the purpose of this Regulation.

For TRICITY REALTY LLP

Assistant Marketing Officer

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i)"Solar Assisted Water Heating System" (SAWHS)	A device to heat water using solar energy as heat source
ii) "Auxiliary Backup"	*Electrically operated or fuel fired boilers/system to heat water coming out from solar water heating system to meet continuous requirement of hot water*
iii) "New Building"	Such Buildings of categories specified in regulation No. 32.2 for which construction plans have been submitted to competent authority for approval
iv) "Existing Building"	Such buildings which are licensed to perform their respective businesses

b) <u>Solar Assisted Water Heating Systems (SAWHS)</u>

"Buildings of the following categories shall provide the system or the installation having an auxiliary Solar Assisted Water Heating System (SAWHS).

a) Hospitals and Nursing Homes

b) Hotels, Lodges and Guesthouses

c) Hostels of Schools, Colleges, Training Centers

d) Barracks of armed forces, paramilitary forces and police

e) Individual residential buildings having more than 150 sq.mt. plint

f) Functional Building of Railway Stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.

g) Community Centers, Banquet Halls, Barat Ghars, Kalyan mandaps (Marriage Halls) and Buildings for similar use.

c) <u>Installation of Solar Assisted Water Heating System (SAWHS)</u>

The following provisions shall be applicable for all the new buildings of categories mentioned in 32.2 for installation of Solar Energy Assisted Systems.

i) Adequate provisions shall be made for installation of SAWHS in the building design itself for an insulated pipeline from the rooftop to various distribution points, within the aforesaid occupancies. The building must have a provision for continuous water supply to the solar water heating system.

ii) In case of hot water requirement, the building should also have open space on the rooftop, which receives direct sunlight. Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.

iii) The load bearing capacity of the roof should at least be 50 kg. per sqm. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary permissions to commence their activities.

iv) The capacity of solar water heating system to be installed on the building different categories shall be decided in consultation with the Planning/Local Authority concerned. The recommended minimum capacity shall not be less than 25 litres per day for each bathroom and kitchen subject to the condition

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that maximum of 50% of the total roof area is provided with the system.

- Installation of SAWHS shall conform to BIS (Bureau of Indian Standards) specifications IS 12933. The solar connectors used in the system shall have the BIS certification mark.
- Building permissions for all the new construction/buildings of the aforesaid categories shall be granted only if they have been compiled with these provisions.
- In case of existing building, the above provisions shall be mandatory at the time of change of use/expansion of use to any of the categories specified in 32.2 above, provided there is already system or installation for supplying hot water.

d) Solar Assisted Electric Equipment (Photo voltaic equipment)

In addition to the above provisions, buildings of all categories, especially public buildings, large holdings of commercial and residential complexes may provide an auxiliary system of solar electricity for staircase lighting, garden area lighting or any other places wherever feasible within the premises. The installations shall conform to the specifications, to be certified by the registered practitioner in this field or the norms stipulated by the Govt. of Maharashtra or any other authority designated for this purpose such as BIS, ISI etc., from time to time.

e)The construction space required for providing any or all the equipment/storage space required for batteries of the solar assisted systems shall not be counted towards computation of FSI.

11. The following provisions shall be applicable for installation of Rain Water Harvesting Structures (RWHS)

a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction's/additions on plots having area not less than 300 sq.mtr. in non gaothan areas of all towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in sub regulation 2 of Reg. 33, given here below. Provided that the Authority may approve the Rain Water Harvesting Structures of specifications different from those specified here below, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for non potable purposes or recharge of groundwater, at all times.

c) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sq.mtr. 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 bye-laws.

d) Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

e) The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

i) Open well of a minimum of 1.00 mt. dia and 6 mt. Depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.

ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. And refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.

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Assistant Marketing Officer

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iii) An impervious surface/underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

iv) The surplus rain water after storage may be recharged into groun through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. Width x 1.20 mt. Length x 2.00 mt. to 2.50 mt Depth. The trenches can be of 0.60 mt. Width x 2.00 to 6.00 mt. Length x 1.50 to 2.00 mt. Depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filed with filter media comprising the following materials.

a) 40 mm stone aggregate as bottom layer upto 50% of the depth;

b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;

c) Coarse sand as upper middle layer upto 20% of the depth;

d) A thin layer of fine sand as top layer.

e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.

f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents lose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.

g) Perforated concrete slabs shall be provided on the pits/trenches.

h) If the open space surrounding the building is not paved, to top layer upto sufficient depth shall be removed and refilled with course sand to allow percolation of rain water into ground.

i) In case of the plots where the water table is high i.e. 10 feet less, it is not mandatory to follow the above provisions.

j) The terrace shall be connected to the open well / bore well / storage tank/recharge pit / by means of HDPE/PVC pipes through filter media. A system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insects) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. mtr. for a roof area of 100 sq.mtr.

k) Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

l) The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose.

m) Provided that when the rain water exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided. Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

Note: The above conditions shall also be a part of the agreement to lease and lease deed.

12. Transfer of assignment of right

The intending lessee can transfer or assign his rights, interest or benefits which may accrue to him from the Agreement to Lease with prior written permission of the Corporation and on payment of such transfer charges as may be

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THE SEAL OF THE SUB REGISTRAR PANVEL 3

For TRICITY REALTY LLP

Assistant Marketing Officer

Authorised Signatory / Designated Partner

prescribed by the Corporation from time to time. Such permission can however be granted only after the agreed lease premium and any other amount required has been paid in full and after execution of agreement.

However, the intending lessee shall be permitted to sell the flats/shops/offices to his intending buyers and to obtain a lease in favor of a Co-operative Society/Company/Association to be constituted of his buyers under the provision of the section 10 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

13. NOTICE

All notices, consents and approvals and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or any other officer authorized by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Licensee at the usual or last known place of residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.

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14. The GST & other applicable charges will be paid by the licensee as and when demanded by CIDCO and affidavit to that effect has already been submitted by licensee.

For TR CITY REALTY LLP

Assistant Marketing Officer

Authorise Signatory / Designated Partner

THE SEAL OF THE SUB REGISTRAR PANVEL 3

SCHEDULE

All that piece or parcel of land known as **Plot No. 76/2**, **Sector No. 17** of **Kalamboli**, Navi Mumbai admeasuring **2606.28** **Sq. Mtrs**. or thereabout and bounded as follows, that is to say:

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On or towards the North by	:	30.00 MTR WIDE ROAD
On or towards the South by	:	15.00 MTR WIDE ROAD
On or towards the East by	:	PLOT NO 76 A
On or towards the West by	:	PLOT NO-76/1

And delineated on the plan annexed hereto and shown thereon by a red colour boundary line.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seal, the day and year first above written:

THE SEAL OF THE SUB REGISTRAR PANVEL 3

SIGNED AND DELIVERED

for and on behalf of

City & industrial Development

Corporation of Maharashtra Ltd.

by the hand of
Shri. Shreekant Pawaskar
Assistant Marketing Officer

Assistant Marketing Officer

in the presence of:

1) Shri. Dilip . K. Patil
2) Shri. Sushant Kamble

SIGNED AND DELIVERED by the within named...

Licensee in the hands of

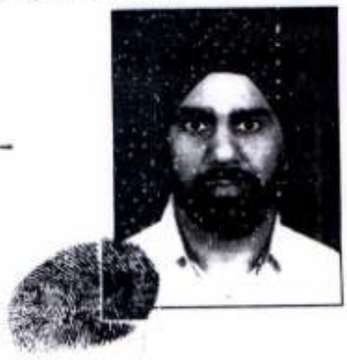
M/s. TRICITY REALTY LLP.

For TRICITY REALTY LLP

Authorised Signatory / Designated Partner

in the presence of:

1) Shri. Dilip . K. Patil
2) Shri. Sushant Kamble



PERMISSION/LICENSE TO ENTER UPON THE LAND

I/WE **M/S TRICITY REALTY LLP** HAVE THIS **27TH** DAY OF **JULY**, **2021** RECEIVED POSSESSION OF PLOT No. **76/2** ADMEASURING AREA OF **2606.28** SQ.MTR. IN SECTOR NO.**17** PERTAINING TO REVENUE VILLAGE **KALAMBOLI** TALUKA **PANVEL** DISTRICT **RAIGAD** EARMARKED FOR **RESIDENTIAL CUM COMMERICAL** PURPOSE AS PER DEMARCATION ON SITE AND SHOWN ON THE ENCLOSED PLAN BY RED COLOUR AND AS PER THE PERMISSION/ LICENSE GRANTED.

HANDED OVER

Assistant Marketing Officer

TAKEN OVER

For TRICITY REALTY LLP

Authorised Signatory / Designated Partner

THE SEAL OF THE SUB REGISTRAR PANVEL 3

शहर व औदयोगिक विकास महामंडळ (महाराष्ट्र)मर्यादित

नोंदणीकृत कार्यालय - 'निर्मल' दूसरा मजला,नरिमन पॉईंट,मुंबई - ४०००२१.मुख्य कार्यालय - 'सिडको' सी.बी.डी बेलापूर,नवी मुंबई ४००६१४.

भूमी व भूमापन विभाग - सिडको भवन

क्र/सिडको/भूमी व भूमापन/सभूअ/ नवीन पनवेल (प.)/२०२१ दिनांक: 08/07/2021

विषय :- **कळंबोली** नोड येथील सेक्टर क्रमांक 17 मधील भूखंड क्रमांक 76/2 (द+स) चे सिमांकन करुन हद्दी दाखविणेबाबत.

संदर्भ:- १) **सहाय्यक पणन अधिकारी** (I) यांचेकडील पत्र क्रमांक सिडको/पणन/२०२१/ ३१७२/E -४०३८६ दिनांक 22/06/2021

२) **वरिष्ठ नियोजनकार (द.)** यांचेकडील पत्र क्रमांक CIDCO/PLNG(S&N)/2020/ E-355 दिनांक 17/12/2020

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कळंबोली नोड येथील सेक्टर क्रमांक 17 मधील भूखंड क्रमांक 76/2 क्षेत्रफळ [illegible] चौ. मी. आम्हांला देण्यात आलेला आहे. सदर भूखंड मला/आम्हाला दिनांक: 08/07/2021 रोजी भूमापक श्री. [illegible] यांनी उपरोक्त भूखंडाचे सिमांकन माझ्या समक्ष केले व जागेवर सिमांकनाच्या खुंटया लावून भूखंडाची हद्दी दाखविल्या [illegible] भूखंडाची हद्दी व क्षेत्रफळ याविषयी कोणत्याही प्रकारची तक्रार नाही.

मला/आम्हांला देण्यात आलेल्या भूखंडाच्या हद्दी व क्षेत्रफळ याबाबत कोणताही वाद नसून मला /आम्हांला सिमांकन [illegible] आहे.

SEAL OF THE SUB REGISTRAR PANVEL 3

Assistant Marketing Officer

For TRICITY REALTY LLP

Designated Partner / Authorised Signatory

भूखंड धारकाचे नाव व सही

For TRICITY REALTY LLP

Authorised Signatory / Designated Partner

समक्ष

भूमापक 09/07/21

भूमापक 09/07/2021

क्षेत्राधिकारी (भूमापन) 9/7/2021

सहाय्यक भूमापन अधिकारी सिडको 09.07.2021

THE SEAL OF THE SUB REGISTRAR • PANVEL 3 •

शहर व औदयोगिक विकास महामंडळ (महाराष्ट्र)मर्यादित

नोंदणीकृत कार्यालय:- 'निर्मल 'दूसरा मजला,नरिमन पॉईंट,मुंबई-४०००२१.मुख्य कार्यालय:- 'सिडको' सी.बी.डी बेलापूर,नवी मुंबई ४००६१४.

भूमी व भूमापन विभाग- सिडको भवन

दिनांक : 09 /07/2021

मोजमापासह **कळंबोली** नोड मधील सेक्टर क्रमांक **17** भूखंड क्रमांक 76/2 (C+R) - प्रथम सिमांकन नकशा वरिष्ठ **नियोजनकार (द.)** यांचेकडील पत्र क्रमांकCIDCO/PLNG(S&N)/2020/E-355 दिनांक: 17/12/2020 च्यानुसार सिमांकनाचा नकशा तयार केला.

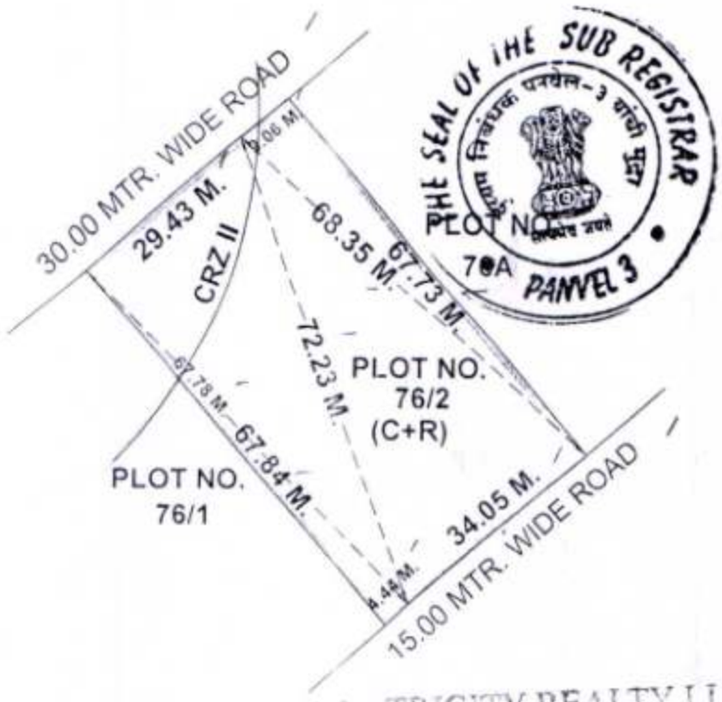
भूखंडाचे क्षेत्रफळ : **2606.28** चौ.मी.

सत्यप्रत
११ ऑक्टो २०२१
याक्रमांकाचे भूखंडाची हक्क 29/80

NOTE:-

1. INDICATIVE CRZ II BOUNDARY OF APPROVED CZMP 2011 SHOWN AS

Assistant Marketing Officer



संमत सिमांकन नकाशा
मा. वरिष्ठ नियोजनकार (5)
पत्र क्र. सिडको / नियोजन (S&N)/2020/E-355
दिनांक:- 17 / 12 /2020
9/7/2021
क्षेत्राधिकारी (भूमापन)
सिडको नवी

For TRICITY REALTY LLP

Authorised Signatory / Designated Partner

प्रमाण:- 1:1000

सहाय्यक भूमापन अधिकारी 09.07.2021
सिडको

भूमापक 09/07/2021

भूमापक 09/07/2021

Date: 16/06/2021

TRICITY
INSPIRED REALTY
ISO: 9001 : 2008

To,
The Asst. Estate Officer,
Cidco Ltd., CBD,Belapur,
Navi Mumbai.

Sub: Authority Letter

Respected Sir,

We M/s.Tricity Realty LLP Through Its Partners 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 & 7)Mr.Arjun Rekhi address at Office No.1001/1002,Bhumiraj Costarica, Plot No.1 & 2,Sector No.18,Sanpada,Navi Mumbai-400705, hereby request you that for execution of Lease Deed with Cidco of Plot No.76/2,Sec No.17,Area 2606.2800sq.mtr, Kalamboli, Navi Mumbai we are giving authority to **Mr.Savinder Singh Lamba** to do all the signing formality in Cidco as well as for registration.

22 22 2022
22 / 30

So request you to do the needful.

Authority Given by,

1) Mr.Kulbir Singh Rekhi

2) Mr.Manish Pardasani

3) Mr.Angad Rekhi

4) Mr.Moksh Pardasani

5) Mr.Harvinder Singh Lamba

6) Mr.Arjun Rekhi

Authorised Person

1) Mr.Savinder Singh Lamba

THE SEAL OF THE SUB REGISTRAR PANVEL 3

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

Only use for Tricity Plt:-7c/2, sector 17 Kalamboli Lease deed Registration purpose

सत्यमेव जयते

GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

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

पनवेल — ३
२०२१
23 / 30

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.

THE SEAL OF THE SUB REGISTRAR PANVEL 3

Ministry of Corporate Affairs - Govt of India

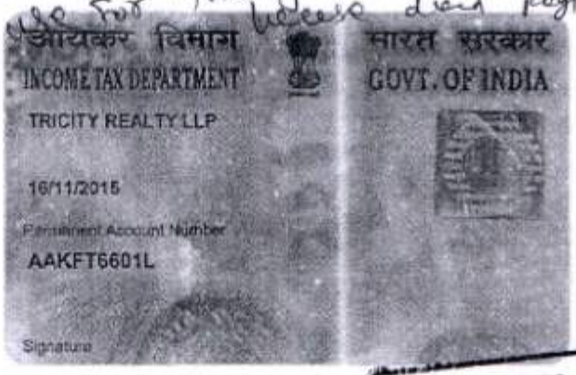
Registrar, Mumbai

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.

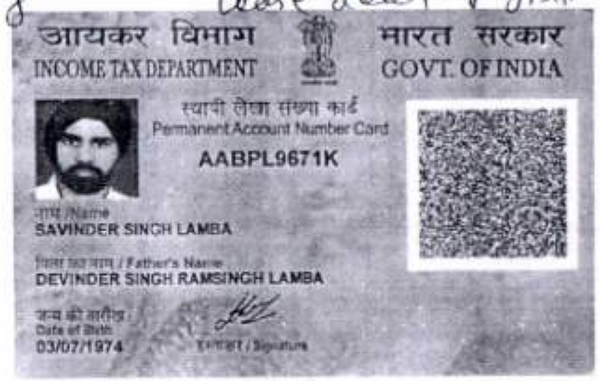
only use for Tricity Plt. 7/2, Sec-17 Kalamboli
lease deed Registration Purpose



पनवेल — ३
११९२२ | २०२१
२८/३०

THE SEAL OF THE SUB REGISTRAR
PANVEL 3

Only use for Priority Plot-7&12, Sec-17, Kalamboli
Lease deed Registration Purpose


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AABPL9671K
नाम / Name
SAVINDER SINGH LAMBA
पिता का नाम / Father's Name
DEVINDER SINGH RAMSINGH LAMBA
जन्म की तारीख
Date of Birth
03/07/1974
हस्ताक्षर / Signature

THE SEAL OF THE SUB REGISTRAR
मुख्य निबंधक
PANVEL 3

23 / 30	99622 / 2022	3

only use for Trinity Plt. 76/2, sec-17, Kalamboli
house deed Registration Purpose

आधार

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

नोंदणी क्रमांक:/ Enrolment No.: 1067/17004/05473

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

Download Date: 06/09/2019

Generation Date: 17/07/2013

Signature Not Verified

QR Code with Personalisation

आपला आधार क्रमांक / Your Aadhaar No. :

XXXX XXXX 4602
VID : 9116 6156 9078 1864

माझे आधार, माझी ओळख

भारत सरकार
Government of India

सविन्दर सिंह लांबा
Savinder Singh Lamba
जन्म तारीख/DOB: 03/07/1974
पुरुष/ MALE

XXXX XXXX 4602
VID : 9116 6156 9078 1864

माझे आधार, माझी ओळख

Government of India

AADHAAR

सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टीकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

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

- आधारला देशभरात मान्यता आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

पनवेल — ३
१९६२२ | २०२१
२९ / 30

THE SEAL OF THE SUB REGISTRAR
दुय्यम निबंधक पनवेल-३ रायगड
सत्यमेव जयते
PANVEL 3

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
S/O: देविन्दर सिंह लांबा, रझवी कॉलेज, 501 सागल बिल्डिंग बी विंग शर्ली राजन रोड, मुंबई, मुंबई, महाराष्ट्र - 400050

Address:
S/O: Devinder Singh Lamba, Rizvi Collage, 501 Sea Gull Building B Wing Shirley Rajan Road, Mumbai, Mumbai, Maharashtra - 400050

QR Code with Personalisation

XXXX XXXX 4602
VID : 9116 6156 9078 1864

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणीचा क्रमांक / Enrollment No 1205/27188/07431

To,
दिलखुश पितांबर कांबळे
Dilkhush Pitambar Kamble
S/O Pitambar Shankar Kamble
CHAWL NO - 139/ 2449
GROUP NO- 7, TAGORE NAGAR
OPP. AMBEDKAR HOSPITAL VIKHROLI E
Tagore Nagar
Tagore Nagar Mumbai
Maharashtra 400083
9819811743

11/04/2012

Ref: 251 / 04E / 432878 / 434060 / P

UE405327513IN

आपला आधार क्रमांक / Your Aadhaar No. :
3586 3338 2899
आधार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

दिलखुश पितांबर कांबळे
Dilkhush Pitambar Kamble
जन्म वर्ष / Year of Birth : 1968
पुरुष / Male

3586 3338 2899
आधार — सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

मंगेश महादेव इंदोरे
Mangesh Mahadeo Indore
जन्म तारीख / DOB : 22/09/1987
पुरुष / Male

9547 5822 2906
आधार - सामान्य माणसाचा अधिकार

पवल — ३
१२ ए२२ | २०२१
२७ / ३०

THE SEAL OF THE SUB REGISTRAR
मुख्य निबंधक पनवेल-३ यांची मुद्रा
सत्यमेव जयते
PANVEL 3

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398/11922
बुधवार,28 जुलै 2021 4:27 म.नं.

दस्त गोषवारा भाग-1

पवल3 25/30
दस्त क्रमांक: 11922/2021

दस्त क्रमांक: पवल3 /11922/2021

बाजार मुल्य: रु. 00/- मोबदला: रु. 22,15,33,800/-

भरलेले मुद्रांक शुल्क: रु.1,10,76,800/-

दु. नि. सह. दु. नि. पवल3 यांचे कार्यालयात

अ. क्रं. 11922 वर दि.28-07-2021

रोजी 4:21 म.नं. वा. हजर केला.

पावती:13335 पावती दिनांक: 28/07/2021

सादरकरणाराचे नाव: भाडेकरू- मे. ट्रायसिटी रियल्टी एल एल पी तर्फे भागीदार सविंदर सिंह लांबा - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकुण:	30600.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Panvel 3

Sub Registrar Panvel 3

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण् प्रभाव क्षेत्रात.

शिक्का क्रं. 1 28 / 07 / 2021 04 : 21 : 46 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 28 / 07 / 2021 04 : 23 : 49 PM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे कुळमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट आढळून आल्यास याची संपूर्ण जबाबदारी दस्त निष्पादकाची राहील

लिहून घेणार

लिहून घेणार

THE SEAL OF THE SUB REGISTRAR PANVEL 3

पवल — ३	
११९२२	२०२१
२९/३०	

THE SEAL OF THE SUB REGISTRAR
दुय्यम निबंधक पनवेल-३ यांची मुद्रा
सत्यमेव जयते
PANVEL 3

दस्त गोषवारा भाग-2

पवल3 30130
दस्त क्रमांक:11922/2021

28/07/2021 4 40:11 PM

दस्त क्रमांक :पवल3/11922/2021
दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भाडेकरू- मे. ट्रायसिटी रियल्टी एल एल पी तर्फे भागीदार रविंदर सिंह लांबा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 1001 /1002 भूमिराज कोस्टारिका प्लॉट न- 1 आणि 2 सेक्टर 18 सानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:AAKFT6601L	भाडेकरू वय :-47 स्वाक्षरी:-	 image.jpg	 image.jpg
2	नाव:मालक -सिडको ति तर्फे वसाहत अधिकारी श्रीकांत पावसकर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सिडको भवन सि बी डी बेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:AACCC3303K	मालक वय :-40 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:28 / 07 / 2021 04 : 35 : 48 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटविताात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मंगेश इंदोरे - - वय:30 पत्ता:तुर्भे नवी मुंबई पिन कोड:400705		
2	नाव:दिलखुश कांबळे - - वय:52 पत्ता:001 /1002 भूमिराज कोस्टारिका प्लॉट न- 1 आणि 2 सेक्टर 18 सानपाडा नवी मुंबई पिन कोड:400703		

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	मालक -सिडको ति तर्फे वसाहत अधिकारी श्रीकांत पावसकर - :- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सिडको भवन सि बी डी बेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. AACCC3303K

शिक्का क्र.4 ची वेळ:28 / 07 / 2021 04 : 36 : 59 PM

Sub Registrar Panvel 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS TRICITY REALTY LLP	eSBTR/Simple Receipt	69103332021071451651	MH003634509202122S	11076800.00	SD	0001982420202122	28/07/2021
2		DHC		2807202110302	600	RF	2807202110302D	28/07/2021
3	MS TRICITY REALTY LLP	eSBTR/SimpleReceipt		MH003634509202122S	30000	RF	0001982420202122	28/07/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

11922 /2021

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THE SEAL OF THE SUB REGISTRAR PANVEL 3

प्रमाणित करणेत येते की, सदर दस्तास एकूण 30 पाने आहेत, पुस्तक क्र. 9
क्रमांक 99022 वर नोंदला.

सह दुय्यम निबंधक वर्ग-२, पनवेल-३
दिनांक 25 माहे 07 सन २०२१