

Other Receipt

398/0

Thursday, 23 November 2023 4:51 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 23149 दिनांक: 23/11/2023

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पबल3-0-2023

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. अभिमन्यू जाधव

वर्णन अर्ज क्र. 1881/2023 प्लॉट नं 76/2, सेक्टर नं 17, नोंड कळंबोली ता पनवेल जि रायगड शोध सन 2021 ते 2023 (3 वर्षे)

SEARCHFEE

रु. 300.00

एडव्ह.:

रु. 300.00

Sub Registrar Panvel 3

1) देण्याचा प्रकार: eChallan रकम: रु.300/-

सी.डी.एन.नं./वे ऑडिटर क्रमांक: MH011GS2550202324E दिनांक: 23/11/2023

वेदनेचे नाव व पत्ता:



# ADV. ABHIMANYU H. JADHAV

Apts. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khanda Colony,  
New Panvel (W), Tal. Panvel, Dist. Raigad 410206  
Email ID: - abhimanyuj71@gmail.com Contact No: - 9320381010

Date: 24/11/2023

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

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

## **LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to Plot No. 76/2, admeasuring about 2606.28 Sq. Mtrs. Sector No. 17, situated at Kalamboli, Navi Mumbai Tal. Panvel, Dist. Raigad.

I have examined and scrutinized the title of the said plot on request of **M/S. TRICITY REALTY LLP**, a Limited Liability Partnership firm duly registered under the provisions of the Limited Liability Partnership Act, 2008, consisting of partners namely **1) MR. SAVINDER SINGH LAMBA, 2) MR. KULBIR SINGH REKHI, 3) MR. MANISH PARDASANI, 4) MR. ANGAD REKHI, 5) MR. MOKSH PARDASANI, 6) MR. HARVINDER SINGH LAMBA & 7) MR. ARJUN REKHI** (hereinafter referred as "the Builders/Developers") and following documents accordingly:-

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

Plot No. 76/2, admeasuring about 2606.28 Sq. Mtrs. Sector No. 17, situated at Kalamboli, Navi Mumbai Tal. Panvel, Dist. Raigad (hereinafter referred as "the said Plot").

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

**A.** Vide Allotment Letter (Residential + Commercial Plot) bearing Reference no. **7486/1000597/1398** dated **24/03/2021** from Office of Marketing Manager-I, Cidco Ltd. the said Plot No. 76/2, admeasuring about 2606.28 Sq. Mtrs., Sector No. 17, situated at - Kalamboli, Navi Mumbai Tal. Panvel, Dist. Raigad is allotted to **M/S. TRICITY REALTY LLP**, (hereinafter referred to as "the Original Allottee") vide this Allotment Letter **M/S. TRICITY REALTY LLP**



become owner of the said Plot under Successful Bid in Scheme no. **MM-03-2020-2021**.

- B. AGREEMENT TO LEASE** dated **27/07/2021** executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (hereinafter referred to as "**The Corporation/The Cidco Ltd.**") as The Corporation of the ONE PART AND **M/S. TRICITY REALTY LLP**, through its designated partner **MR. SAVINDER SINGH LAMBA**, (hereinafter referred to as "**The Original Licensees**") as the Licensee of the OTHER PART in respect of the said Plot, and the same was duly stamped & registered before the Sub Registrar of Assurance at Panvel-3 vide its Registration Receipt No. 13335 under Registration Document Serial No. **PVL-3-11922-2021** dated **28/07/2021**.
- C. MORTGAGE DEED** dated **03/10/2022** executed between **ADITYA BIRLA FINANCE LTD.**, as the Mortgagor of One Part and **M/S. TRICITY REALTY LLP**, through its designated partner **MR. SAVINDER SINGH LAMBA**, as the Mortgagees of the Other Part in respect of the said Land bearing Plot No. 76/2. The same was duly stamped & registered with the Sub Registrar of Assurances at Panvel-3 vide Registration Document Serial No. **PVL-3-16676/2022** dated **04/10/2022**.
- D. SUPPLEMENTARY DEED** dated **16/11/2022** (in respect of **MORTGAGE DEED** dated **03/10/2022**) executed between **ADITYA BIRLA FINANCE LTD.**, as the Mortgagor of One Part and **M/S. TRICITY REALTY LLP**, through its designated partner **MR. SAVINDER SINGH LAMBA**, as the Mortgagees of the Other Part in respect of the said Land bearing Plot No. 76/2. The same was duly stamped & registered with the Sub Registrar of Assurances at Panvel-3 vide Registration Document Serial No. **PVL-3-19261/2022** dated **17/11/2022**.
- E. PANVEL MUNICIPAL CORPORATION** through ASSISTANT DIRECTOR OF TOWN PLANNING, has sanctioned development Plan and issued a Development Permission Cum **Commencement Certificate** vide its Letter No. **PMC/TP/Kalamboli/17/76/2/21-22/16287/2976/2022** dated 20/12/2022.
- 3) **7 / 12 extract of property card** issued by \_\_\_\_\_ dated \_\_\_\_\_ mutation entry no. \_\_\_\_\_: Not Applicable.

4) Search Report for a period of 3 years from 2021 up till 2023.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said plot I am of the opinion that the title



of **M/S. TRICITY REALTY LLP**, a Limited Liability Partnership firm through its partners namely 1) **MR. SAVINDER SINGH LAMBA**, 2) **MR. KULBIR SINGH REKHI**, 3) **MR. MANISH PARDASANI**, 4) **MR. ANGAD REKHI**, 5) **MR. MOKSH PARDASANI**, 6) **MR. HARVINDER SINGH LAMBA & 7) MR. ARJUN REKHI**, as the Leasehold right owner is clear, and marketable also, they are justly entitled to develop the said plot, subject to Lien of **ADITYA BIRLA FINANCE LTD.** on the said Plot.

• **Owner/Lessee of the Plot:**

- a) **Owner/Lessor** of the Plot No. 76/2 situated at Sector-17 situated at Node Kalamboli, Tal. Panvel, Dist. Raigad: **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO LTD.)**.
- b) **Leasehold right Owner/Lessee** of the Plot No. 76/2 situated at Sector-17 situated at Node Kalamboli, Tal. Panvel, Dist. Raigad: **M/S. TRICITY REALTY LLP**, a Limited Liability Partnership firm.

• **Qualifying comments / remarks if any:-**

- Vide **Agreement to Lease** executed on dated **25<sup>th</sup> July, 2022**, **M/S. TRICITY REALTY LLP**, a Limited Liability Partnership firm through its partners namely 1) **MR. SAVINDER SINGH LAMBA**, 2) **MR. KULBIR SINGH REKHI**, 3) **MR. MANISH PARDASANI**, 4) **MR. ANGAD REKHI**, 5) **MR. MOKSH PARDASANI**, 6) **MR. HARVINDER SINGH LAMBA & 7) MR. ARJUN REKHI**, became the Licensees of the said Plot/Property.

3/- The report reflecting the flow of the title of **M/S. TRICITY REALTY LLP**, a Limited Liability Partnership firm through its partners namely 1) **MR. SAVINDER SINGH LAMBA**, 2) **MR. KULBIR SINGH REKHI**, 3) **MR. MANISH PARDASANI**, 4) **MR. ANGAD REKHI**, 5) **MR. MOKSH PARDASANI**, 6) **MR. HARVINDER SINGH LAMBA & 7) MR. ARJUN REKHI** the LLP firm, as the Leasehold right owner of the said Plot is enclosed herewith as annexure.

**Encl:** Annexure.

**Date:** 24/11/2023.



Yours Faithfully,

  
Advocate

**ADV. ABHIMANYU H. JADHAV**



# ADV. ABHIMANYU H. JADHAV

Apts. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khanda Colony,  
New Panvel (W), Tal. Panvel, Dist. Raigad 410206  
Email ID: - abhimanyuj71@gmail.com Contact No: - 9320381010

Date: 24/11/2023.

## FORMAT-A

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

## FLOW OF THE TITLE OF THE SAID PLOT

Sr. No.

- (1) Search report for a period of 03 years from 2021 up till 2023 taken from the Sub Registrar Office, Panvel-3 under Receipt No. 23149 dated 23/11/2023. The Index II Record maintained by Sub-Registrar at all the places were tattered and not properly maintained and were indecipherable. Some of the Index II Records were unavailable and unworkable and also at the same time, some of the Index II records were unattainable, irretrievable and unrecoverable on computer due to technical complications and hitches.
- (2) Vide Allotment Letter (Residential + Commercial Plot) bearing Reference no. **7486/1000597/1398** dated **24/03/2021** from Office of Marketing Manager-I, Cidco Ltd. the said Plot No. 76/2, admeasuring about 2606.28 Sq. Mtrs., Sector No. 17, situated at - Kalamboli, Navi Mumbai Tal. Panvel, Dist. Raigad is allotted to **M/S. TRICITY REALTY LLP**, (hereinafter referred to as "**the Original Allottee**") vide this Allotment Letter **M/S. TRICITY REALTY LLP** become owner of the said Plot under Successful Bid in Scheme no. **MM-03-2020-2021**.
- (3) **AGREEMENT TO LEASE** dated **27/07/2021** executed between the **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.**, (hereinafter referred to as "**The Corporation/The Cidco Ltd.**") as The Corporation of the ONE PART AND **M/S. TRICITY REALTY LLP**, through its designated partner **MR. SAVINDER SINGH LAMBA**, (hereinafter referred to as "**The Original Licensees**") as the Licensee of the OTHER PART in respect of the said Plot, and the same was duly stamped & registered before the Sub Registrar of Assurance at Panvel-3 vide its Registration Receipt No. 13335 under Registration Document Serial No. **PVL-3-11922-2021** dated **28/07/2021**.
- (4) **MORTGAGE DEED** dated **03/10/2022** executed between **ADITYA BIRLA FINANCE LTD.**, as the Mortgagor of One Part and **M/S. TRICITY REALTY LLP**, through its designated partner **MR.**



**SAVINDER SINGH LAMBA**, as the Mortgagees of the Other Part in respect of the said Land bearing Plot No. 76/2. The same was duly stamped & registered with the Sub Registrar of Assurances at Panvel-3 vide Registration Document Serial No. **PVL-3-16676/2022** dated **04/10/2022**.

- (5) **SUPPLEMENTARY DEED** dated **16/11/2022** (in respect of **MORTGAGE DEED** dated **03/10/2022**) executed between **ADITYA BIRLA FINANCE LTD.**, as the Mortgagor of One Part and **M/S. TRICITY REALTY LLP**, through its designated partner **MR. SAVINDER SINGH LAMBA**, as the Mortgagees of the Other Part in respect of the said Land bearing Plot No. 76/2. The same was duly stamped & registered with the Sub Registrar of Assurances at Panvel-3 vide Registration Document Serial No. **PVL-3-19261/2022** dated **17/11/2022**.
- (6) PANVEL MUNICIPAL CORPORATION through ASSISTANT DIRECTOR OF TOWN PLANNING, has sanctioned development Plan and issued a Development Permission Cum **Commencement Certificate** vide its Letter No. **PMC/TP/Kalamboli/17/76/2/21-22/16287/2976/2022** dated 20/12/2022.
- (7) Any other relevant title: NA.
- (8) Litigations if any : NA

Date: 24/11/2023.



Yours truly,

Advocate

**ADV. ABHIMANYU H. JADHAV**