

M

NAME OF BUILDER	HITECH REALTY
NAME OF PROJECT	DWARKA
CONTECT PERSON OF BUILDER	MR. NILESH KUMAR PATEL 9321140211 hitechgroupkgr@gmail.com
RERA NUMBER	P52000056347
RERA DATE	29/05/2024 TO 31/12/2028
LOCATION	PLOT NO 8, SECTOR- 19A, KHARGHAR, RAIGHARH, MAHARASHTRA- 410218
SOURCE BY	INDRESH KUMAR SINGH MANAGER BUILDER RELATION AO EAST MUMBAI MOD:- 8007259949 Email:- indreshkr.singh@sbi.co.in

Reference No. : CIDCO/BP-18771/TPO(NM & K)/2023/12313

Date : 12/4/2024

To,

M/s. Hitech Reality

Office no.905. Mayuresh Cham...

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2024/12

Sub : Payment of New development charges for Residential Building on Plot No. 8, Sector 19A at Kharghar 12.5 % Scheme Plot, Navi Mumbai.

Ref : 1) Your architect's online application resubmitted on dtd. 05.03.2024

Your Proposal No. .CIDCO/BP-18771/TPO(NM & K)/2023 dated 13 October, 2023

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

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

- 1) Name of Assessee : M/s. Hitech Reality
- 2) Location : Plot No. 8, Sector 19A at Kharghar , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 1199.64
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 44900

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	5748.59 *5	BuiltUP area *5	28743
Total Assessed Charges				28743

7) Date of Assessment : 05 April, 2024

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2023/3393	09/13/2023	28743	CIDCO/BP/2023/3393	14/9/2023	Net Banking
2	CIDCO/BP/2024/1213	04/05/2024 11:03:36 AM	7318504	CIDCO/BP/2024/1213	6/4/2024	Net Banking

Unique Code No. **2024 04 021 02 4674 02** is for this **New** Development Permission for **Residential** Building on Plot No. 8, Sector 19A at Kharghar 12.5 % Scheme Plot, Navi Mumbai.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by BHUSHAN CHALUJAN
Date: 12 Apr 2024 11:07:19
Organization: CIDCO
Department: Planning
Place: Navi Mumbai

ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-18771/TPO(NM & K)/2023/12313

Date : 12/4/2024

To,
M/s. Hitech Reality
Office no.905. Mayuresh Cham...

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2024/12161

Unique Code No.	2	0	2	4	0	4	0	2	1	0	2	4	6	7	4	0	2
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Sub : Payment of Construction & Other Workers Welfare Cess charges for **Residential** Building on Plot No. 8, Sector **19A** at **Kharghar** **12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1)Your Proposal No. .CIDCO/BP-18771/TPO(NM & K)/2023 dated **13 October, 2023**

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

- 1) Name of Assessee : M/s. Hitech Reality
- 2) Location : Plot No. 8, Sector **19A** at **Kharghar** , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 1199.64
- 5) Permissible FSI : 1.5
- 6) **GROSS BUA FOR ASSESSEMENT** : 8422.82 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 26620
- B) AMOUNT OF CESS** : Rs. 2242155
- 7) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20240402102467402	5/4/2024	2242155	20240402102467402	6/4/2024	Net Banking

Thanking You

Yours faithfully,

Signature
valid



ASSOCIATE PLANNER (BP)



SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Residential** Building on Plot No. 8, Sector **19A** at **Kharghar 12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1) Your architect's online application resubmitted on dtd. 05.03.2024

Dear Sir / Madam,

With reference to your application for Development Permission for **Residential** Building on Plot No. 8, Sector **19A** at **Kharghar 12.5 % Scheme Plot**, Navi Mumbai. The Development Permission is hereby granted to construct **Residential** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

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

Thanking You

Yours faithfully,

Signature
valid



ASSOCIATE PLANNER (BP)

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s **M/s. Hitech Reality , Office no.905. Mayuresh Chambers, Plot No.60, Sector 11, CBD Belapur, Navi Mumbai** for Plot No. 8, Sector **19A** , Node **Kharghar** . As per the approved plans and subject to the following conditions for the development work of the proposed **Residential in 12.5 % Scheme Plot 1Basement Floor + 1Ground Floor + 1Parking + 19Floor** Net Builtup Area **5757.3** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	5757.26	0	0
UNIT (in Nos.)	53	0	0

A. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.

B. Applicant Should Construct Hutments for labours at site.

C. Applicant should provide drinking water and toilet facility for labours at site.

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

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

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by BHUSHAN CHALSI
Date: 12 Apr 2024 12:22:19
Organization: CIDCO
Department: Planning
Place: Mumbai

ASSOCIATE PLANNER (BP)

section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall :-

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

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

- (b) Give written notice to the Corporation regarding completion of the **work**.
- (c) Obtain Occupancy Certificate from the Corporation.
- (d) Permit authorized officers of the Corporation to enter the building or **premises** for which the permission has been granted , at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to **ensure** that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.

4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.

5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ **owner** / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, **wherever** applicable.

6. The Owner and the Structural engineer concerned shall be responsible for **the** adequacy of the structural design, in compliance with BIS code including earthquake stability.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by **BHUSHAN CHAUDHARI**
Date: 12 Apr 2024 11:07:38
Organization: CIDCO
Postal Code: 400001
Phone: 020-26111111

ASSOCIATE PLANNER (BP)

Reference No. : **CIDCO/BP-18771/TPO(NM & K)/2023/12313** Date : **12/4/2024**

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
9. You will ensure that the building materials will not be stacked on the road during the Construction period.
10. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
12. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
13. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of **Rs 28,787.00/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
16. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by BHUSHAN CHAIKAR
Date: 12 Apr 2024 17:19
Organization: CIDCO
Planner

ASSOCIATE PLANNER (BP)

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

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by PRADEEP
BHUSHAN CHAUDHARI
Date: 12 Apr 2024 12:19
Organization: CIDCO
Department: Planning
Plan

ASSOCIATE PLANNER (BP)

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

Additional Conditions:

1. All the conditions mentioned in NOC for additional FSI issued by Estate Department of CIDCO vide No. CIDCO/MTS-II/Navade/60/2024/2920/E-282288 dated 08.02.2024 shall be binding on you and shall be scrupulously followed.
2. The terms and conditions mentioned in Provisional Fire NOC issued vide letter no. CIDCO/FIRE/HQ/2024/E-288374 dated 28.02.2024 shall be binding on you.
3. This permission is issued subject to the Order that may be passed under Section 28A/18/28A(3), if any of the Land Acquisition Act, 1894 for payment of enhanced compensation.
4. The Project Proponent shall ensure that the metal sheets around construction sites are erected of sufficient height to ensure that dust from the construction sites shall not be spread over. To separate the dust generated on construction sites, ensure that regular and continuous water sprinkling is done by the project proponent. The project proponent shall also ensure that storage piles at the construction site are properly covered and cleared in terms of the guidelines issued by the State Government and CPCB. The project proponent shall ensure that no construction debris is carried or transported to or out of the construction site. It shall also be ensured that all construction material being taken to the construction site including the ready-mix concrete is transported to the construction site in fully covered trucks or mixer plants.
5. The applicant shall ensure that the maximum permissible top elevation in meters above mean sea level (AMSL) shall not exceed the value mentioned in the AAI NOC submitted by the applicant.



Thanking You

Yours faithfully,

Signature
valid

Digitally signed by BHUSHAN CHAUHAN
Date: 12 Apr 2024 11:17:19
Organization: CIDCO
Country: Maharashtra

ASSOCIATE PLANNER (BP)

करण्यासाठी महामंडळास संदर्भ क्र. १ अन्वये अर्ज केला होता. त्यानुसार त्यांना सदर हस्तांतरणासाठी आवश्यक असणारे शुल्क रक्कम रूपये ११,०५,३००.०० व हस्तांतरण शुल्क फरकाची रक्कम रूपये १,१०,६००.०० भरण्यासाठी संदर्भ क्र. २ अन्वये पत्र देण्यात आले होते. सदर रक्कम संदर्भ क्र. ३ अन्वये महामंडळास प्राप्त झाली असल्याने विषयांकित भूखंड मे. हायटेक रियल्टी तर्फे भागीदार १) श्री. अश्विन तुलसीभाई पटेल २) श्री. प्रफुल्ल तुलसीभाई पटेल ३) श्री. हसमूख छगनभाई पटेल ४) श्री. किर्ती अंबालाल पटेल ५) श्री. शैलेश अंबालाल पटेल ६) श्री. नरेंद्र मनीभाई पटेल ७) श्री. विनोद मनीभाई पटेल ८) श्री. पंकज मनीलाल पटेल ९) श्री. दिलिप छगनलाल वेलाणी १०) श्री. प्रफूल मनजीभाई कापूपारा ११) श्री. हरेश प्रभू जेठानी १२) श्री. जिग्नेश विष्णूभाई पटेल १३) श्री. निलेशकुमार भीमजीभाई पटेल यांच्या नावे हस्तांतरण करण्यासाठी संदर्भ पत्र क्र. ४ अन्वये परवानगी देण्यात आली होती.

त्याप्रमाणे उपरोक्त भूखंडाचा त्रिपक्षीय करारनामा संदर्भ क्र. ५ अन्वये (१) सिडको, (२) २.१) श्री. किर्ती अंबालाल पटेल २.२) श्री. दिलिप छगनलाल वेलाणी २.३) श्री. अश्विन तुलसीभाई पटेल २.४) श्री. प्रफुल्ल तुलसीभाई पटेल (३) मे. हायटेक रियल्टी तर्फे भागीदार ३.१) श्री. अश्विन तुलसीभाई पटेल ३.२) श्री. प्रफुल्ल तुलसीभाई पटेल ३.३) श्री. हसमूख छगनभाई पटेल ३.४) श्री. किर्ती अंबालाल पटेल ३.५) श्री. शैलेश अंबालाल पटेल ३.६) श्री. नरेंद्र मनीभाई पटेल ३.७) श्री. विनोद मनीभाई पटेल ३.८) श्री. पंकज मनीलाल पटेल ३.९) श्री. दिलिप छगनलाल वेलाणी ३.१०) श्री. प्रफूल मनजीभाई कापूपारा ३.११) श्री. हरेश प्रभू जेठानी ३.१२) श्री. जिग्नेश विष्णूभाई पटेल ३.१३) श्री. निलेशकुमार भीमजीभाई पटेल यांच्यामध्ये निष्पादित करण्यात आला असून या त्रिपक्षीय करारनाम्याची नोंदणी संदर्भ क्र. ६ अन्वये सह. दुय्यम निबंधक पनवेल-२ यांचेकडे पवेल-२-५८८३-२०२३, पावती क्र. ६८३६, दिनांक १०.०४.२०२३ रोजी करण्यात आलेली असल्याने व सदर त्रिपक्षीय करारनाम्याची प्रमाणित प्रत या कार्यालयास सादर केली असल्यामुळे उपरोक्त भूखंडास परवानाधारक म्हणून मे. हायटेक रियल्टी तर्फे भागीदार १) श्री. अश्विन तुलसीभाई पटेल २) श्री. प्रफुल्ल तुलसीभाई पटेल ३) श्री. हसमूख छगनभाई पटेल ४) श्री. किर्ती अंबालाल पटेल ५) श्री. शैलेश अंबालाल पटेल ६) श्री. नरेंद्र मनीभाई पटेल ७) श्री. विनोद मनीभाई पटेल ८) श्री. पंकज मनीलाल पटेल ९) श्री. दिलिप छगनलाल वेलाणी १०) श्री. प्रफूल मनजीभाई कापूपारा ११) श्री. हरेश प्रभू जेठानी १२) श्री. जिग्नेश विष्णूभाई पटेल १३) श्री. निलेशकुमार भीमजीभाई पटेल यांच्या नावाची नोंद सिडकोच्या दफ्तरी घेण्यात येत आहे.

तसेच आपणांस असेही कळविण्यात येते की, मौजे खारघर येथील सेक्टर क्र. ११ए मधील भूखंड क्र. ८, क्षेत्र - ११९९.६४ चौ.मी. बाबत भूसंपादन अधिनियम, १८९४ च्या कलम १८, कलम २८अ व कलम २८अ(३) खाली वाढीव मावेजा विषयक दावा प्रलंबित असल्यास व त्याप्रमाणे वाढीव मावेजा मंजूर झाल्यास त्यानुसार वाढीव भाडेपट्ट्याची रक्कम भरणे परवानाधारकास बंधनकारक असल्याच्या अटीवर सदरचे अंतिम आदेशपत्र देण्यात येत आहे.

कळावे,

प्रत :

- १) श्री. किर्ती अंबालाल पटेल व ०३
पत्ता - ऑफीस नं. २८, सत्यकेतू कॉम्प्लेक्स, प्लॉट नं. ०९,
सेक्टर ३५, कामोठे, नवी मुंबई ४१०२०९.
- २) सहा. संचालक (नगररचना), न.मुं.म.पा.
- ३) सहा. लेखा अधिकारी (वसाहत)

MRA
9/6/13
व्यवस्थापक (शहर सेवा-२)
व्यवस्थापक शहरसेवा - २
वसाहत विभाग, १ ला मजला,
सिडको ली. सीबीडी बेलापूर,
नवी मुंबई - ४००६१४.



PARTH CHANDE
(BLS. LL.B.)

Advocate Bombay High Court

FORMAT -A

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

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece or parcel of land bearing Plot No.8, area admeasuring about **1199.64 Sq. Mtrs** lying, being and situated at Sector No.19A, Village: Kharghar, Taluka: Panvel, District: Raigad (hereinafter referred as the "Said Plot").

I have investigated the title of the said plot on the request of M/s. HITECH REALTY and following documents i.e.: -

- 1) Description of the plot.
- 2) Copy of Letter of Allotment dated 31/05/2018, bearing File No. 60.
- 3) Copy of Agreement to Lease dated 08/10/2018 bearing document Registration No. **PVL-3/11136/2018**.
- 4) Copy of Tripartite Agreement dated 23/04/2019 bearing document Registration No. **PVL-2/5037/2019**.
- 5) Copy of Final Order No. **सिडको/भूमी/साटयो/नावडे/६०/२०१९/३७१४** dated 02/05/2019.
- 6) Copy of Corrigendum Letter No. **सिडको/भूमी/साटयो/नावडे/६०/२०२३/२२५१** dated 23/01/2023.
- 7) Copy of Deed of Modification dated 23/01/2023 bearing document Registration No. **PVL-5/1339/2023**.
- 8) Copy of Tripartite Agreement dated 05/04/2023 bearing Document Registration No. **PVL-2/5883/2023**.





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- 9) Copy of Final Order No. सिडको/वसाहत /साटयो/नावडे/६०/२०२३/११००/E-216758 dated 09/06/2023.
- 10) Copy of Commencement Certificate bearing reference No. CIDCO/BP-18771/TPO (NM&K)/2023/12313 dated 12/04/2024.
- 11) Search report for 14 years from 2011 till 2024.

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. **HITECH REALTY** as the Leasehold Right Holder is clear, marketable and without any encumbrances.

Owner/Lessee of the Said Plot

A) CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (Owner/Lessor): Plot No.8, area admeasuring about 1199.64 Sq. Mtrs lying, being and situated at Sector No.19A, Village: Kharghar, Taluka: Panvel, District: Raigad.

B) M/s. HITECH REALTY (Leasehold Right Holder/Lessee): Plot No.8, area admeasuring about 1199.64 Sq. Mtrs lying, being and situated at Sector No.19A, Village: Kharghar, Taluka: Panvel, District: Raigad.

The report reflecting the flow of the title of M/s. **HITECH REALTY** as the Leasehold Right Holder is clear, marketable and without any encumbrances on the Said Plot is enclosed herewith as annexure.

Encl : Annexure.





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FORMAT -A

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

FLOW OF THE TITLE OF THE SAID PLOT.

Sr.No.

- 1) Search report for 14 years from 2011 - 2024 taken from Online Search Report, bearing Receipt No. **113412023** dated **23/04/2024**.
- 2) Vide Letter of Allotment bearing File No. 60, dated **31/05/2018**, The City And Industrial Development Corporation Of Maharashtra Limited (CIDCO of Maharashtra Ltd.) under the State Government, The CIDCO of Maharashtra Ltd, has allotted the land bearing Plot No.45 area admeasuring about **1200.00 Sq. Mtrs**, lying, being and situated at Sector No.45. Village: Navade, Node: Navade, Taluka: Panvel, District: Raigad (referred to as the "**Said Land**") in favour of 1)Jagannath R Mhatre 2) Jitendra R Mhatre 3) Vinayak Ramchandra Mhatre 4) Nirmala Shrikant Bhandarkar 5) Sima Dilip Gharat 6) Nutan Natha Gharat 7) Damyanti Rohan Bhoir 8) Rajni Pravin Barshikar 9) Pratiksha Ramchandra Mhatre @ Pratiksha Rajesh Jadhav.
- 3) Vide Agreement to Lease dated **08/10/2018**, executed by The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. therein referred to as "**the Corporation**", party of the One Part sold, transferred and assigned all their leasehold rights, title, interest and benefits with respect to Said land unto and in favour of 1) Jagannath R Mhatre 2) Jitendra R Mhatre 3) Vinayak Ramchandra Mhatre 4) Nirmala Shrikant Bhandarkar 5) Sima Dilip Gharat 6) Nutan Natha Gharat 7) Damyanti Rohan Bhoir 8) Rajni Pravin Barshikar 9) Pratiksha Ramchandra Mhatre @ Pratiksha Rajesh Jadhav therein referred to as "**the Licensee**", party of the Other Part as per the terms and conditions mentioned therein. The same is duly registered with the Sub-Registrar of Assurances at Panvel, bearing Registration





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Document Serial No. **PVL-3/11136/2018** dated **09/10/2018** (the “said Agreement to Lease”).

- 4) Vide Tripartite Agreement dated **23/04/2019**, executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD therein referred to as “**the Corporation**”, Party of the FIRST PART and 1) Jagannath R Mhatre 2) Jitendra R Mhatre 3) Vinayak Ramchandra Mhatre 4) Nirmala Shrikant Bhandarkar 5) Sima Dilip Gharat 6) Nutan Natha Gharat 7) Damyanti Rohan Bhoir 8) Rajni Pravin Barshikar 9) Pratiksha Ramchandra Mhatre @ Pratiksha Rajesh Jadhav therein referred to “**The Original Licencee**”, Party of the SECOND PART sold, transferred and assigned all their leasehold rights, title, interest and benefits with respect to the said land in favour of 1) **Mr. Kirti Ambalal Patel** 2) **Mr. Dilip Chhaganlal Velani** 3) **Ashwin Tulsibhai Patel** and 4) **Praful Tulsibhai Patel** therein referred to as “**The New Licensees**” party of THIRD PART as per terms and conditions mentioned therein. The same is duly registered with the Sub-registrar of Assurances at Panvel bearing Registration Document Serial No. **PVL-2/5037/2019** dated **23/04/2019** (the “said Tripartite Agreement No. 1”).
- 5) In pursuance of Tripartite Agreement, CIDCO had granted permission vide its Order bearing No. **सिडको/भूमी/साटयो/नावडे/६०/२०१९/३७१४** dated **०२/०५/२०१९** and the name of 1) Mr. Kirti Ambalal Patel 2) Mr. Dilip Chhaganlal Velani 3) Ashwin Tulsibhai Patel and 4) Praful Tulsibhai Patel has been recorded by CIDCO as Licensees/Owners with respect to the said Land.
- 6) Vide Corrigendum letter No. **सिडको/भूमी/साटयो/नावडे/६०/२०२३/२२५१** dated **23/01/2023** issued by CIDCO Ltd, wherein CIDCO has cancelled the said land bearing Plot No. 45, Sector – 45, admeasuring 1200.00 Sq. Mtrs, situated at Village: Navade, Node: Navade, Taluka: Panvel, District: Raigad and has agreed to replace it with land bearing **Plot No. 8**, admeasuring about **1199.64 Sq. Mtrs** lying, being and situated at Sector: 19A, Node: Kharghar, Taluka: Panvel, District: Raigad (hereinafter referred





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to as “**the said Plot**”) in favour of 1) Mr. Kirti Ambalal Patel 2) Mr. Dilip Chhaganlal Velani 3) Ashwin Tulsibhai Patel and 4) Praful Tulsibhai Patel.

- 7) Vide Deed of Modification dated 23/01/2023, executed by CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD therein referred to as the “**Corporation**”, party of the ONE PART wherein the Corporation, due to technical reasons, has cancelled the allotment of the said land and agreed to replace it with the said Plot in favour of 1) Mr. Kirti Ambalal Patel 2) Mr. Dilip Chhaganlal Velani 3) Ashwin Tulsibhai Patel and 4) Praful Tulsibhai Patel, therein referred to as “**The Licensee**”, party of the OTHER PART and it should be treated as supplement and all the terms and conditions of the said Agreement to Lease and said Tripartite Agreement No. 1 shall remain the same and binding on both the parties subject to necessary changes/modifications as defined in the Said Deed of Modification. The same is duly registered with the Sub-registrar of Assurance at Panvel, bearing registration document serial No. PVL-5/1339/2023 dated 24/01/2023 (the “**said Deed of Modification**”).
- 8) Vide Tripartite Agreement dated 05/04/2023, executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD therein referred to as the “**Corporation**” Party of the FIRST PART and 1) Mr. Kirti Ambalal Patel 2) Mr. Dilip Chhaganlal Velani 3) Ashwin Tulsibhai Patel and 4) Praful Tulsibhai Patel, therein referred to as “**The Original Licensee**” Party of the SECOND PART sold, transferred and assigned all their leasehold rights, title, interest and benefits with respect to the Said Plot in favour of M/s. HITECH REALTY therein referred to as the “**The New Licensees**” party of THIRD PART as per terms and conditions mentioned therein. The same is duly registered with the Office of Sub-registrar of Assurance at Panvel bearing Registration Document Serial No. PVL-2/5883/2023 dated 10/04/2023 (the “**said Tripartite Agreement No. 2**”).

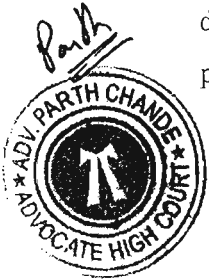




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(BLS. LL.B.)

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- 9) In pursuance of Tripartite Agreement No. 2, CIDCO had granted permission vide its Order bearing No. सिडको/भूमी/साटयो/नावडे/६०/2023/1100/E-216758 dated 09/06/2023 and the name of M/s. **HITECH REALTY** has been recorded by CIDCO as Licensees with respect to the said plot.
- 10) M/s. **HITECH REALTY** is entitled and enjoined to construct the Residential building on the Said Plot as per the plans sanctioned and the development permission granted by CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD vide Commencement Certificate No. CIDCO/BP-18771/TPO(NM &K)/2023/12313 dated 12/04/2024 as may be amended from time to time.
- 11) Litigations if any:
It has been informed by M/s. **HITECH REALTY** that there is no any pending litigation with respect to the said Plot.
- 12) I have not issued a public notice inviting objections/claims in respect of the said Plot.
- 13) Since my scope of work does not include considering aspects within the domain of an architect or a surveyor, the title is only for the said plot and not for any structure that are or were standing thereupon.
- 14) I have perused the Photocopies of the abovementioned documents, which I believe to be true and correct to the best of my knowledge. I have not inspected the original documents mentioned herein and my Legal Title Report is based on the photocopies provided to me.





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15) Opinion:

My Legal Title Report is based on the provision of applicable law, prevailing at the present time and the facts of the matter, as I understand them to be. My understanding is based upon and limited to the information provided to me. Any variance of facts or of law may cause a corresponding change in my Legal Title Report.

Place: Navi Mumbai

Date: 26/04/2024



Mr. Parth Chande
Advocate



SHIVAJI WALUNJ

Search Clerk

Address: 38, Fourth Floor, Swaminarayan Ltd., Kapurbawdi, Thane West-
400610

Phone Number- 8976689916

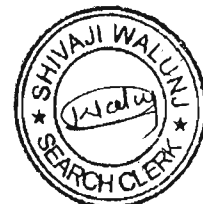
SEARCH REPORT

All that piece and parcel of land bearing Plot No. 8, area admeasuring about **1199.64 Sq. Mtrs.** Sector No.19A, lying, being and situated at Village: Kharghar, Taluka: Panvel, District: Raigad (hereinafter referred as "**the Said Plot**").

I have taken search for the period between 2011 - 2024 (14 years) in the office of the concerned Sub-Registrar of Assurance and made the payment of Government Fees to that effect with Receipt No. **1113412023** dated **23/04/2024**. While taking searches, I have found following documents Registered / Indexed therein pertaining to the said plot however some entries were found pertaining to other units/plots but the same is not captured here as they are not related to the said Plot:

YEAR	TRANSACTION
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	NIL
2019	NIL
2020	NIL
2021	NIL
2022	NIL
2023	Entry
2024	NIL

Search taken at Sub-Registrar's Office at Panvel S. R.O. Computer Records from the year 2011 to 2024 (14 Years)



SHIVAJI WALUNJ

Search Clerk

Address: 38, Fourth Floor, Swaminarayan Ltd., Kapurbawdi, Thane West-400610

Phone Number- 8976689916

Entry No.1 :

Deed of Modification dated 23/01/2023, CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO of Maharashtra Ltd.) has allotted Plot No. 8, area admeasuring about 1199.64 Sq. Mtrs., Sector No.19A, lying, being, and situated at Village: Kharghar, Taluka: Panvel: District Raigad in place of earlier allotted Plot No. 45, area admeasuring : bout 1200.00 Sq. Mtrs, lying, being and situated at Node: Naavade, Taluka: Panvel: District: Raigad to 1) Mr. Kirti Ambalal Patel 2) Mr. Dilip Chhaganlal Velani 3) Ashwin Tulsibhai Patel and 4) Praful Tulsibhai Patel as per the terms and conditions mentioned therein. The same is duly registered before the Sub-Registrar of Assurance at Panvel, bearing Document Serial No. **PVL-5/1339/2023** dated **24/01/2023**

Entry No.2 :

Tripartite Agreement dated **05/04/2023**, CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO of Maharashtra Ltd.) therein mentioned as Party of the FIRST PART, 1) Mr. Kirti Ambalal Patel 2) Mr. Dilip Chhaganlal Velani 3) Ashwin Tulsibhai Patel and 4) Praful Tulsibhai Patel therein mentioned as party of the SECOND PART sold transferred and assigned the all the leasehold rights with respect to the Plot No.8, area admeasuring about **1199.64 Sq. Mtrs.** Sector No.19A, lying, being and situated at Village: Kharghar, Taluka: Panvel, District: Raigad unto and in favour of **M/s. HITECH REALTY** as per the terms and conditions mentioned therein. The same is duly registered before the Sub Registrar of Assurance at Panvel, bearing Document Serial No. **PVL-2/5883/2023** dated **10/04/2023**.



SHIVAJI WALUNJ

Search Clerk

Address: 38, Fourth Floor, Swaminarayan Ltd., Kapurbawdi, Thane West-
400610

Phone Number- 8976689916

SCHEDULE - I

(THE SAID PLOT ABOVE REFERRED TO)

ALL THAT piece and parcel of land bearing Plot No. 8, area admeasuring about 1199.64 **Sq. Mtrs.** Sector No.19A, lying, being and situated at Kharghar, Taluka: Panvel, District: Raigad and bounded as follows:

On or towards the North by : Plot No. 3
On or towards the South by : 15.00 Mtr. Wide Road
On or towards the East by : Plot No. 7
On or towards the West by : Plot No. 95D

Place: Navi Mumbai

Date: **23/04/2024**



Search Clerk

Mr. Shivaji Walunj