

TO WHOMSOEVER IT MAY CONCERN

DETAILS OF ENCUMBRANCES RELATING TO FINANCE

This is to place on record that no charge has been created, as on date, in respect of the proposed project known as "Chandak Treesourus" to be constructed on a portion of the land bearing CTS No.838 (part) of Village Malad (South), Taluka Malad, of Mumbai Suburban District and CTS No.13 of Village Chinchavali, Taluka Malad and the same is free from encumbrances.

Date: 23rd December 2022

Place: Mumbai

For Chandak Realtors Private Limited



Mr. Abhay S. Chandak
(Director)

TO WHOMSOEVER IT MAY CONCERN

DETAILS OF ENCUMBRANCES RELATING TO LEGAL

Re: Proposed project known as “Chandak Treesourus” to be constructed on a portion of the land bearing CTS No. 838 (part) of Village Malad (South), Taluka Malad, of Mumbai Suburban District and CTS No. 13 of Village Chinchavali, Taluka Malad (“**Project Land**”).

Details of Litigation:

- (a) S. C. Suit No. 693 of 2015 has been filed by M/s. Kabra Estate and Investment Consultants (“**Kabra**”) against (i) Bombay Talkies Compound Small Scale Industries’ Association (“**BTCSSIA**”), (ii) Prakash Cotton Mills Private Limited (“**Owner**”) and (iii) Ramkumar Jalan Public Charitable Trust (“**said Trust**”) (collectively referred to as “**Defendants**”) before the Hon’ble City Civil Court, Dindoshi (“**said Suit**”) *inter alia* for seeking (i) to declare that the Memorandum of Understanding dated 19th July, 2007 (“**the said MOU**”) is valid, subsisting and binding upon the Defendants, (ii) to direct BTCSSIA to specifically perform the Memorandum of Understanding dated 19th July, 2007 and direct the Owner to give consent for redevelopment of the suit property therein and (iii) to restrain the Defendants therein from developing, dealing with and disposing off, alienating with possession of and creating any third party rights with respect to the suit property therein. Kabra also filed a Notice of Motion No.2011 of 2015 in the said Suit *inter alia* for seeking the interim reliefs as sought therein and the said Notice of Motion No.2011 of 2015 was dismissed by virtue of an Order dated 6th January, 2022. No appeal has been filed against the said Order dated 6th January, 2022. The said Suit is pending under the caption of ‘Framing Issues’ and no adverse orders are passed in the said Suit.
- (b) The Owner has filed a complaint before the Additional Chief Metropolitan Magistrate, 24th Court at Borivali, Mumbai (“**Magistrate**”) under C.C. lodging No. 200/SW of 2008 and



which was registered as Case No. 124/PW/2010 (“**the said Complaint**”) against (i) Mahesh Sharma, (ii) Jitendra Sharma, (iii) Vinod Juglani and the partners of Kabra i.e. (iv) Manish Kamalkishor Kabra, (v) Vinil Rajesh Kabra, and (vi) Gaurav Kabra (vii) Rajesh Kabra (“**the Accused**”) *inter alia* seeking various reliefs for (a) directions be issued to the Senior Inspector of Police, Malad Police Station under the provisions of Section 156(3) of the Code of Criminal Procedure, 1973 to investigate the matter and to seize the documents including *inter alia* the said MOU; and (b) Process be issued against the Accused under the provisions of Sections 465, 468, 471, 427, 420, 504, 506-II read with Sections 34 and 120B of the Indian Penal Code, 1860. The said Complaint is pending and no adverse orders are passed in the said Complaint.

It is pertinent to note that the Promoter is not a party to the aforesaid Suit and Complaint and there are no adverse orders therein, as on date, affecting the right, title, interest of the Owner (Co-Promoter) and entitlement of the Promoter in respect of the Project Land.

Date: 23rd December 2022

Place: Mumbai

For Chandak Realtors Private Limited



Mr. Abhay S. Chandak

(Director)

