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GYAN S. P.
DEVELOPERS

TO WHOMSOEVER IT MAY CONCERN

NO ENCUMBRANCES CONCERNED TO LEGAL

I, Mr. Nikhil Gyanprakash Shukla, Partner of GYAN S. P. DEVELOPERS LLP (REFERRED TO AS "DEVELOPERS/ PROMOTER") having our registered office at 1 TO 4, FLOOR - MZ, 95, SHUKLA BHUVAN, MUMBA DEVI ROAD, TAMBAKATA PYDHONIE, MUMBAI 400 003, do hereby declare and state that we have development rights in respect of all that pieces or parcel of freehold land.

We further certify that GYAN S. P. DEVELOPERS LLP have no encumbrances nor created any third-party right on the project named " Gyan Gold Crest" which is located at CTS No. 45 (Pt.), 48 and 48/1 to 37, Village Majas, Bandrekar Wadi, Jogeshwari (East), Mumbai – 400 060.

List of litigation relating to the property is attached as **Annexure A**

For GYAN S. P. DEVELOPERS LLP



Nikhil Gyanprakash Shukla
Designated Partner
DIN: 07635799

Date : 09/10/2023

Annexure A

Sr No	Particulars	Filing Date	Current Status
1	Notice of Motion No. 1152 of. 208 filed by the Vijay Misquitta & PhiloMeena Misquitta before the Hon'ble City Civil Court in Mumbai	14.03.2018	Ad-interim relief rejected by Order dated 12th May 2021. Costs imposed on the Misquittas. Appeal from Order (St.) No. 16947 of 2021 filed by Misquittas before Hon'ble High Court in Mumbai. An Appeal was filed against the has been dismissed for default
2	Suit No. 526 of 2019 filed by Vijay Misquitta & Philomeena Misquitta before Hon'ble Bombay High Court	14.09.2018	An Application for ad-interim reliefs was filed in the Suit and the same was rejected by the Hon'ble High Court in Mumbai vide a Order dated 5th October 2020. An appeal against Order dated 5th October 2020 was filed by Vijay Misquitta. The appeal was dismissed by Division Bench of the Hon'ble High Court in Mumbai vide an Order dated 22nd October 2020.
3	Complaint No.816360 of 2018 lodged with the Metropolitan Magistrate Andheri under Section 156(3) of the Criminal Procedure Code, 1973.	20.12.2018	Order dated 22nd March 2019 passed by the Magistrate rejecting the complaint and the same has not been challenged. Enquiry order under Section 202 stayed by the Hon'ble High Court in Mumbai vide a Order dated 8th August 2019 in Criminal Writ Petition No.3513 of 2019. Stay on proceedings pending before the Magistrate granted vide a Order dated 9th February 2021.
4	Vijay Misquitta raised same allegations through letter addressed by Member of Legislative Assembly to the Slum Rehabilitation Authority	02.02.2019	All allegations decided by the Hon'ble Apex Grievance Redressal Committee vide a Order dated 10 January 2020. The same was challenged by Vijay Misquittas vide a Writ Petition (L) No. 785 of 2020 before the Hon'ble High Court in Mumbai. The said writ has not been moved for interim reliefs

			and is currently pending before the Hon'ble High Court in Mumbai
5	Appeals filed by Misquitta before Sub-Divisional Officer challenging the mutation entries in the 7112 extracts in favour of Gyanprakash Shukla and Others	November 2020	Misquitta obtained an ex-parte stay order on the mutation entries recorded in the Seven twelve extract. By an order dated 05th march 2021, the Hon'ble high Court in Mumbai stayed the proceedings before the sub-divisional officer

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