

July 11, 2023

To,

Maharashtra Real Estate Regulatory Authority
Housefin Bhavan, 6th and 7th Floor
E Block, Bandra Kurla Complex
Bandra (East)
Mumbai 400 051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the development rights of all those pieces or parcels of land bearing Survey Nos. 31 and 39 corresponding to CTS No. 104J admeasuring 2347.12 square meters or thereabouts lying and being at Village Dindoshi, Taluka Borivali, Malad (East), Mumbai – 400 097 (hereinafter referred to as the “**said Land**”) along with Building Nos. 19A and 19B standing thereon (hereinafter collectively referred to as the “**said Building**”) belonging to Dindoshi Shivalaya Co-operative Housing Society Limited (hereinafter referred to as the “**said Society**”).

The said Building and the said Land are hereinafter collectively referred to as the “**said Property**”.

1. We have investigated the title of Saptrishi Urban Space Private Limited (hereinafter referred to as the “**Company**”) in respect of the said Property, as more particularly described herein below.

The Company is incorporated under the Companies Act, 2013 having Company Identification No. U45500MH2021PTC368063 and its registered office at 801, 8th floor, 46/48, Crystal Tower, Maruti Lane, Off Bora Bazar Street, Fort, Mumbai 400 001. The Company’s present shareholding is as follows:

Name of Shareholder	Shareholding (%)
Ceezar Realty and Infrastructure Private Limited	78
Mr. Abhay Parab	6.6
Mr. Amit Parab	6.6
Mr. Vital Taktrao	6.6
Mr. Ashish Parab	2.2

The Company was previously known as Saptrishi Urban Space LLP (hereinafter referred to as the “**Erstwhile LLP**”).

2. The summary of the investigation of title undertaken by us is set out herein below:

(i) Description of the said Property:

All those pieces or parcels of land bearing Survey Nos. 31 and 39 corresponding to CTS No. 104J admeasuring 2347.12 square meters or thereabouts lying and being at Village Dindoshi, Taluka Borivali, Malad (East), Mumbai – 400 097 along with Building Nos. 19A and 19B standing thereon and bounded as follows:

On or towards North	:	Layout Boundary Compound Wall;
On or towards South	:	Building No. 3 of Saket Co-operative Housing Society Limited;
On or towards East	:	Boards N.D.R. Plot; and
On or towards West	:	Pathanwadi Area.

(ii) The documents for *inter alia* (a) allotment of the said Land by MHADA in favour of the said Society; and (b) grant of development rights in respect of the said Land in favour of the Company are as follows:

- (a) Indenture of Lease dated October 28, 2020 made between MHADA, therein referred to as the Authority of the One Part and the said Society, therein referred to as the Society of the Other Part and registered with the office of Sub-Registrar of Assurances at Borivali under Serial No. BRL-6-8942 of 2020;
- (b) Deed of Sale dated October 28, 2020 made between MHADA, therein referred to as the Authority of the One Part and the said Society, therein referred to as the Society of the Other Part and registered at the office of Sub-Registrar of Assurances at Borivali under Serial No. BRL-6/8946 of 2020;
- (c) Development Agreement dated April 9, 2021 made between the said Society, therein referred to as the Society on the One Part; 53 (fifty three) members of the said Society, therein collectively referred to as the Members of the Second Part; and the Erstwhile LLP, therein referred to as the Developers of the Third Part and registered with the office of Sub-Registrar of Assurances at Borivali under Serial No. BRL-9-8610 of 2021;
- (d) Power of Attorney dated July 16, 2021 registered with the office of Sub-Registrar of Assurances at Borivali under Serial No. BRL-9-8613 of 2021;
- (e) Offer Letter dated December 30, 2021 bearing Reference No. CO/MB/REE/NOC/F-1183/3280/2021 issued by MHADA to the said Society; and

- (f) Other documents more particularly set out in **Schedule I** of **Annexure 'A'** hereto.
- (iii) The Property Register Card dated October 9, 2020 for land bearing CTS No. 104J reflects the name of the Maharashtra Housing and Area Development Authority ("**MHADA**") as the owner thereof with no corresponding entry for deletion of their name.
- (iv) Search Report/s for the said Property / Company / Erstwhile LLP issued are as under:
 - (a) Search Report dated October 2, 2021 issued by Mr. Vishal Chitnis (search clerk) in respect of the search conducted in the offices of the Sub-Registrars of Assurances in respect of the said Property for the period of 30 (thirty) years commencing from January 1, 1992 to September 30, 2021, a copy whereof is annexed hereto and marked as **Annexure 'B-1'**.
 - (b) Search Report dated March 24, 2023 issued by Mr. Vishal Chitnis (search clerk) in respect of the search conducted in the offices of the Sub-Registrars of Assurances *inter alia* in respect of the said Property for the period commencing from January 1, 2021 till March 27, 2023, a copy whereof is annexed hereto and marked as **Annexure 'B-2'**.
 - (c) ROC Charge Report dated January 6, 2021 issued by MNB & Co. LLP, Company Secretaries in respect of the online search conducted with Ministry of Corporate Affairs portal in respect of the Erstwhile LLP, a copy whereof is annexed hereto and marked as **Annexure 'C-1'**.
 - (d) ROC Charge Report dated December 8, 2021 issued by Simply CERSAI, Company Secretaries in respect of the online search conducted with Ministry of Corporate Affairs portal in respect of the Erstwhile LLP, a copy whereof is annexed hereto and marked as **Annexure 'C-2'**.
 - (e) ROC Charge Report dated December 8, 2021 issued by Simply CERSAI, Company Secretaries in respect of the online search conducted with Ministry of Corporate Affairs portal in respect of the Company, a copy whereof is annexed hereto and marked as **Annexure 'C-3'**.
 - (f) CERSAI Report dated December 8, 2021 issued by Simply CERSAI in respect of the Erstwhile LLP, a copy whereof is annexed hereto and marked as **Annexure 'D-1'**.

- (g) CERSAI Report dated December 8, 2021 issued by Simply CERSAI in respect of the Company, a copy whereof is annexed hereto and marked as **Annexure 'D-2'**.
 - (h) Legal Audit Report dated September 20, 2021 issued by Cubictree Technology Solutions Private Limited in respect of the online litigation search conducted in respect of the Erstwhile LLP, a copy whereof is annexed hereto and marked as **Annexure 'E-1'**.
 - (i) Legal Audit Report dated March 16, 2023 issued by Legitquest in respect of the online litigation search conducted in respect of the Company, a copy whereof is annexed hereto and marked as **Annexure 'E-2'**.
3. On perusal of the above mentioned documents and all other relevant documents relating to the said Property as stated herein, we are of the opinion that in view of and subject to what is stated in **Annexure 'A'** including the observations and qualifications therein and specifically subject to the charge / mortgage created in favour of Housing Development Finance Corporation Limited ("**HDFC Limited**") as set out in Section X thereunder, that the Company is entitled to the development rights in respect of the said Property and its title thereto is clear, marketable and free from encumbrances.
4. MHADA is the 'owner' of the said Land i.e. all those pieces or parcels of land bearing Survey Nos. 31 and 39 corresponding to CTS No. 104J admeasuring 2347.12 square meters or thereabouts lying and being at Village Dindoshi, Taluka Borivali, Malad (East), Mumbai – 400 097 and the Company i.e. Saptrishi Urban Space Private Limited is the 'promoter' in terms of the provisions of the Real Estate (Regulation and Development) Act, 2016.
5. The report reflecting the flow of title of the Company and their rights and entitlements in respect to the said Property is annexed hereto as **Annexure 'A'**. This Legal Report at all times is to be read in conjunction with what is stated in **Annexure 'A'** in its entirety and is subject to what is stated therein including the observations and qualifications stated therein.

Dated this 11th day of July, 2023.

For **Kochhar & Co.**




Partner

Encl: Annexures as above.

ANNEXURE 'A'

SECTION I
(Flow of Title)

On perusal of the photocopy or scanned copy or electronic copy, as the case may be, of documents mentioned / set out in the Legal Title Report and **Schedule I** hereto, responses given by the Company to our requisitions from time to time, the Declaration dated July 10, 2023 of Mr. Cherag Ramakrishnan on behalf of the Company furnished to us by the Company (hereinafter referred to as the "**Declaration**"), we observe as follows:

- (a) A Registration Certificate dated December 30, 2004 bearing No. MUM/MHADB/HSG/(TC)/12291/2004-2005 has been issued by the Deputy Registrar, Co-operative Societies, Maharashtra Housing and Area Development Authority ("**MHADA**"), Mumbai with regard to registration of the said Society.
- (b) By and under a letter of appointment dated November 29, 2019 bearing Reference No. Con/Redevelopment/19-20/127 issued by the said Society to the Erstwhile LLP, the said Society confirmed the Erstwhile LLP's appointment as the developer to redevelop the Leased Land (defined hereunder) admeasuring 907 square meters as per the Lease Deed (defined hereunder) and 2386 square meters as per demarcation, by demolishing the said Building and constructing new building/s thereupon.
- (c) By and under an Indenture of Lease dated October 28, 2020 made between MHADA, therein referred to as the Authority of the One Part and the said Society, therein referred to as the Society of the Other Part and registered with the office of Sub-Registrar of Assurances at Borivali under Serial No. BRL-6-8942 of 2020 (hereinafter referred to as the "**Lease Deed**"), the Authority therein demised land admeasuring 907 square meters (hereinafter referred as the "**Leased Land**") by way of lease unto the Society therein for residential use for a term of 30 (thirty) years commencing from 2001 on the terms and conditions contained therein.
- (d) By and under a Deed of Sale dated October 28, 2020 made between MHADA, therein referred to as the Authority of the One Part and the said Society, therein referred to as the Society of the Other Part and registered at the office of Sub-Registrar of Assurances at Borivali under Serial No. BRL-6/8946 of 2020, the Authority therein conveyed, granted and assured by way of sale, 56 (fifty-six) tenements located in said Building standing on the Leased Land on the terms and conditions contained therein.
- (e) By and under a notarized Memorandum of Understanding dated December 20, 2020 made between the said Society, therein referred to as the Society / Owners of the One Part and the Erstwhile LLP, therein referred to as the Developers of the Other Part, the said Society *inter alia* agreed to enter into a formal development agreement with the Developers therein within 30 (thirty) days from the execution thereof, for

causing redevelopment of the said Property on the terms and conditions contained therein.

- (f) By and under a Development Agreement dated April 9, 2021 made between the said Society, therein referred to as the Society of the First Part and (1) Smt. Neelam Shivkumar Agarwal and Shri Shivkumar Maganlal Agarwal; (2) Shri Akshay Shreesha Shetty and Shri Shreesha Muddanna Shetty; (3) Shri Sachin Ramdas Take; (4) Smt. Sonali Vishwanath Kadam; (5) Smt. Rohini Anand Lokhande; (6) Shri Peter Gonsalves and Smt. Susan Gonsalves; (7) Shri Vilas Vishwanath Hadkar; (8) Shri Shriprakash Munnilal Singh; (9) Shri Arun Shantaram Dalvi; (10) Smt. Jayananda Sanjay Hire; (11) Shri Subhash Abba Keer; (12) Smt. Sunita Shrikant Mayanak; (13) Shri Uday Vishram Parab and Smt. Sandhya Uday Parab; (14) Shri Ajay Baban Chavan; (15) Shri Vilas Bhimrao Kamble; (16) Smt. Kalpana Krishna Vast; (17) Shri Sudhir Ramchandra Phatak; (18) Shri Suresh Shankar Gorde; (19) Shri Subrata Dutta; (20) Smt. Manali Vijay Sawant; (21) Shri Ketan Jairam Prajapati and Shri Kalpesh Jairam Prajapati; (22) Shri Gajanan Rajaram Masurkar and Smt. Bhakti Gajanan Masurkar; (23) Shri Sunil Ramchandra Samant and Smt. Subhada Sunil Samant; (24) Smt. Manjulaben Hasmukh Patel; (25) Shri Jayshree Dattatray Naikare; (26) Shri Jagdish Prabhakar Kadam; (27) Smt. Kiran Rajesh Ladva and Shri Rajesh Ladva; (28) Shri Lakshmanan Muthuramalingam; (29) Shri Dattu Tukaram Gaikwad and Smt. Usha D. Gaikwad; (30) Shri Vilas B. Karande and Smt. Bhavana V. Karande; (31) Shri Mangesh Vitthal Waghmare; (32) Smt. Medha Madhukar Sahastrabudhe and Shri Madhukar D. Sahastrabudhe; (33) Shri Jaideo Ramji Kapse; (34) Smt. Uttara Uday Samant; (35) Smt. Laxmi Keshav Madane; (36) Shri Shrikrishna Pandurang; (37) Shri Dayashankar Patel; (38) Shri Bharatkumar Vyas; (39) Shri Subhashchand Sohanlal Yadav; (40) Shri Ravindra Shankar Jadhav; (41) Shri Atul Subhashchandra Badgujar; (42) Smt. Darshana Dasharath Parab; (43) Smt. Usha Subhashchand Yadav; (44) Naveen Narayan Halgekar; (45) Smt. Sunita Ankush Gaikwad and Shri Ankush Tukaram Gaikwad; (46) Shri Sopan Sahebrao Shelke; (47) Shri Benjamin Sebastian Nadar; (48) Shri Rajesh S. Phansekar; (49) Shri Narendra Kashinath Chaudhari; (50) Shri Ramkeval Ramnath Yadav; (51) Smt. Sharmila J. Kapse and Shri Praful Jaideo Kapse; (52) Shri Vikram Bhimrao Yedake; and (53) Shri Manish Soni and Smt. Neha Soni, therein collectively referred to as the Members of the Second Part and the Erstwhile LLP, therein referred to as the Developers of the Third Part and registered with the office of Sub-Registrar of Assurances at Borivali under Serial No. BRL-9-8610 of 2021 (hereinafter referred to as the "**Development Agreement**"), the said Society appointed the Erstwhile LLP to redevelop the Leased Land admeasuring 907 square meters as per the Lease Deed and 2,386 square meters as per demarcation by demolishing the said Building and constructing new building/s thereupon on the terms and conditions contained therein.
- (g) By and under a Deed of Indemnity dated March 30, 2021 executed by the Erstwhile LLP, therein referred to as Obligor No. 1 of the First Part along with its sister concern, viz. Saptrishi Classic LLP, therein referred to as Obligor No. 2 of the Second Part in

favour of the said Society, therein referred to as the Obligee of the Third Part, the Obligors have jointly and severally indemnified the Obligee against *inter alia* any losses suffered by the Obligee on account of non-performance of Obligor No. 2 on the terms and conditions contained therein.

- (h) By and under a Power of Attorney dated July 16, 2021 executed by (1) Mr. Shriprakash Munnilal Singh, Chairman of the Society; (2) Mr. Jaideo Ramji Kapse, Secretary of the Society; (3) Mr. Narendra Kashinath Chaudhari, Treasurer of the Society (hereinafter referred to as the "**Managing Committee**") in favour of the Erstwhile LLP through their authorized partners (1) Mr. Amit A. Parab; and (2) Mr. Vital Takatrao, therein referred to as the Attorneys and registered with the office of Sub-Registrar of Assurances at Borivali under Serial No. BRL-9-8613 of 2021, the Managing Committee jointly and severally authorized the aforesaid Attorneys to act for and on behalf of the Managing Committee of the said Society to execute all acts, deeds, matters and things more particularly set out thereunder and in accordance with the provisions of the Development Agreement.
- (i) By and under a Certificate of Incorporation dated September 24, 2021 issued by the Assistant Registrar of Companies, Ministry of Corporate Affairs, the Erstwhile LLP was converted to a company limited by shares, i.e. the Company. This is further confirmed by a Certificate dated September 25, 2021 issued by M/s. Kaushal Dalal & Associates, Company Secretaries.
- (j) By and under a letter dated November 13, 2021 addressed by the said Society to the Company, the said Society *inter alia* acknowledged the conversion of the Erstwhile LLP to the Company and confirmed that the redevelopment of the Leased Land admeasuring 907 square meters as per the Lease Deed and 2386 square meters as per demarcation by demolishing the said Building and constructing new building/s thereupon, shall be completed by the Company thereon forth.
- (k) Thereafter, by and under an Offer Letter dated December 30, 2021 bearing Reference No. CO/MB/REE/NOC/F-1183/3280/2021 issued by MHADA to the said Society, MHADA approved the proposal for redevelopment of the said Property i.e. Leased Land admeasuring 907 square meters together with tit-bit land admeasuring 1440.12 square meters aggregating to 2347.12 square meters out of the demarcated area admeasuring 2386.99 square meters for residential use on the terms and conditions contained therein.
- (l) Accordingly, the Company became entitled to the development rights to the said Property.
- (m) By and under a letter dated April 6, 2022, the said Society has confirmed handing over vacant and peaceful possession of the said Property to the Company and requested the Company to commence the re-development activities thereupon.

SECTION II
(Revenue Records)

- (a) From the Property Register Card dated October 9, 2020 pertaining to C.T.S. No. 104/J of the Dindoshi Division, Malad District, Mumbai, it is observed that the name of MHADA has been recorded as the owner thereof.
- (b) We further observe that the total area of the aforesaid C.T.S. No. 104/J is recorded as 3,050 square meters therein.
- (c) Presently, the said Land forms part of the larger land covered under a common C.T.S. No. 104/J.
- (d) We are informed by the Company that they are in the process of sub-dividing the said Land from the aforesaid larger land where after a fresh property card will be opened and issued for the said Land.

SECTION III
(Permissions and Approvals)

- (a) As per the DP 2034 Remarks dated December 17, 2019 bearing Reference No. Ch. E./DP34201912111255629 issued by the Municipal Corporation of Greater Mumbai (hereinafter referred to as "**MCGM**"), the said Land falls within the residential zone.
- (b) By and under a letter dated April 7, 2021 bearing Reference No. S. No. Mumbai/Dep.Reg./Co-op.Soc.(Mum.P.U.)Redevelopment.No.Q/1506/2021, the office of the Deputy Registrar, Co-operative Societies, Western Suburbs, Mumbai Housing and Regional Development Board, MHADA, Mumbai, the appointment of Erstwhile LLP as the developer of the said Building was confirmed.
- (c) By and under a letter dated February 17, 2022 bearing Reference No. MH/EE/BPCell/GM/MHADA-61/1052/2022 issued by the Building Permission Cell, Greater Mumbai, MHADA, the Company was granted MHADA's 'Intimation of Approval for Zero FSI' in relation to the redevelopment of the said Building, subject to the terms and conditions set out thereunder, *inter alia* directing the Company to procure commencement certificate for the same.

The aforesaid 'Intimation of Approval for Zero FSI' is valid up till February 16, 2023.

We have not been provided with a copy of the revalidated / renewed 'Intimation of Approval for Zero FSI' in this regard and are unable to comment on the same.

- (d) By and under a Commencement Certificate dated June 6, 2023 bearing Reference No. MH/EE/(BP)/GM/MHADA-61/1052/2023/CC/1/New, issued by Building Permission Cell, Greater Mumbai / MHADA, the Company was granted the permission to redevelop the said Property and commence construction thereupon up to plinth level subject to the terms and conditions set out thereunder.

The aforesaid 'Commencement Certificate' is valid up till June 5, 2024.

SECTION IV
(Taxes and Outgoings)

- (a) A No Dues Certificate dated December 17, 2019 bearing No. E.M.Malad/Mum.M./2606/2019 was granted by the Estate Manager, Malad, MHADA to the said Society with respect to the payment of lease rent, NA tax, assessment and increased NA tax till March 2020.
- (b) We have not been provided with any documents pertaining to payment of lease rent and/or NA tax assessment for the period commencing from April, 2020 till date and as such are unable to comment on the same.

SECTION V
(Public Notice)

- (a) Based on the instructions of the Company, prior to issuance of this Legal Title Report, we have caused a public notice/s to be issued on November 13, 2021 in the Free Press Journal (in English) and Navshakti (in Marathi) in order to investigate the title of the Society to the said Property.
- (b) The period stated in the Public Notice has expired and till date, we have not received any objections / claims.

SECTION VI

(Search conducted in the office/s of Sub-Registrar of Assurances)

- (a) Based on the instructions of the Company, we have through a search clerk caused a search in the offices of the Sub-Registrar of Assurances for the period from the year 1992 till 2023. Copies of the Search Reports dated October 2, 2021 and March 27, 2023 issued by Mr. Vishal Chitnis (search clerk) in respect of the search conducted in the offices of the Sub-Registrar of Assurances in respect of the said Land for the periods commencing from January 1, 1992 till September 30, 2021 (as stated therein) and from January 1, 2021 till March 27, 2023 (as stated therein), is annexed hereto and marked as **Annexures 'B-1' and Annexure 'B-2'** respectively.

SECTION VII
(Search conducted in the Registrar of Companies)

- (a) Based on the instructions of the Company, we have relied on the ROC Charge Report dated January 6, 2021 issued by MNB & Co. LLP, Company Secretaries in respect of the Erstwhile LLP, a copy whereof is annexed as **Annexure 'C-1'** hereto. The ROC Charge Report is subject to the qualifications and assumptions stated therein.
- (b) Based on the further instructions of the Company, we have relied on the ROC Charge Reports dated December 8, 2021 issued by Simply CERSAI in respect of the Erstwhile LLP and the Company, copies whereof are annexed as **Annexure 'C-2'** and **Annexure 'C-3'** hereto.

These ROC Charge Reports are subject to the qualifications and assumptions stated therein.

- (c) On a perusal of the ROC Charge Reports, it is observed that there are no open charges created by the Erstwhile LLP / Company with respect to the said Property.
- (d) We have also carried out a limited search on the website of the Ministry of Corporate Affairs on March 2, 2023 pursuant to which, we note that no active charges were reflected as on that date in respect of the Company.

SECTION VIII
(CERSAI Search)

- (a) Based on the instructions of the Company, we have caused to conduct a search on the website of Central Registry of Securitization, Asset Reconstruction and Security Interest of India ("**CERSAI Portal**") through Simply CERSAI, pertaining to the Erstwhile LLP and Company for charges specifically pertaining to the said Property.
- (b) Simply CERSAI has issued two Cersai Reports, both dated December 8, 2021, copies whereof are annexed as **Annexure 'D-1'** and **Annexure 'D-2'** hereto.

The Cersai Reports are subject to the qualifications and assumptions stated therein.

- (c) We have also carried out a limited search on the CERSAI Portal on March 2, 2023 and July 3, 2023 pursuant to which, we note that Ceeer Land Developers LLP has availed a loan facility of Rs. 12,00,00,000/- (Rupees Twelve Crore Only) by way of a registered mortgage dated May 25, 2022 executed in favour of HDFC Limited whereunder a charge / mortgage has been created over 90% of the total saleable area of the project to be developed by the Company on the said Land.

SECTION IX
(Litigations)

1. Based on the instructions of the Company, we instructed Cubictree Technology Solutions Private Limited to conduct a litigation search (Pan-India) with respect to the Company and pursuant thereto the Legal Audit Report dated 20 September 2021 has been duly issued by them, a copy whereof is annexed as **Annexure 'E-1'** hereto. The Legal Audit Report is subject to the disclaimers stated therein.
2. Based on further instructions of the Company, we instructed Legitquest to conduct a litigation search (Pan-India) with respect to the Company and pursuant thereto the Report dated March 16, 2023 has been duly issued by them, a copy whereof is annexed as **Annexure 'E-2'** hereto. The Report is subject to the disclaimers stated therein.
3. A Civil Suit No. 1114 of 2021 filed by one Mr. Manoj Pandit, being a member of the said Society (hereinafter referred to as "**Mr. Pandit**") against the said Society and 16 others (hereinafter referred to as the "**Suit**") pending before the Hon'ble City Civil Court (Borivali Division) at Dindoshi, Goregaon, Mumbai (hereinafter referred to as "**DCCC**").

Under the Suit, Mr. Pandit has *inter alia* prayed for the DCCC to set aside all steps taken by the said Society for the redevelopment of Leased Land admeasuring 907 square meters as per the Lease Deed and 2,386 square meters as per demarcation the said Property pursuant to the tender issued by it.

Mr. Pandit had also filed a Notice of Motion No. 1261 of 2021 under the Suit (hereinafter referred to as the "**NOM**"), *inter alia* praying for the said Society to be restrained from taking any further steps in respect of redevelopment.

However, vide an order dated September 21, 2021, the DCCC has dismissed the NOM (hereinafter referred to as the "**NOM Dismissal Order**").

On perusal of the Roznama available on the website of the Maharashtra District Courts, we note that the matter is now adjourned for hearing on July 10, 2023.

While the above Suit is pending as on date, the Development Agreement is binding on the members as well as the said Society as on date given that:

- (i) 47 out of the 56 members of the said Society were present when the special general body resolution dated 10 November 2019 was passed selecting the Erstwhile LLP, (effectively the Company) as the developer for the redevelopment project, as prescribed under the directive dated 3 January 2009

bearing no. CHS2007/CR554/14-C issued under Section 79A of the Maharashtra Co-operative Societies Act, 1960;

- (ii) the procedure prescribed under the aforesaid directive was duly followed by the said Society as certified by the Deputy Registrar, Co-operative Societies vide its letter dated 7 April 2021;
 - (iii) 53 out of the 56 members of the said Society have executed the Development Agreement; and
 - (iv) no adverse orders have been passed in the Suit till date.
4. A Chamber Summons No. 709 of 2021 appears to have been filed by Mr. Pandit against the said Society, the Company and others and the same is pending before the DCCC.

On perusal of the Roznama available on the website of the Maharashtra District Courts, we note that the matter is now adjourned for hearing on July 10, 2023.

We are informed by the Company that they have not been served in this matter and as such, we have not been provided with copies of any documents in respect of these proceedings and are unable to comment on the same.

5. An In-Person Application No. 29316 of 2022 appears to have been filed by Mr. Pandit and another against the Company and the same is pending before the Hon'ble Bombay High Court (hereinafter referred to as the "**BHC**").

We are informed by the Company that they have not been served in this matter and as such, we have not been provided with copies of any documents in respect of these proceedings and are unable to comment on the same.

6. A Contempt Petition No. 32077 of 2022 appears to have been filed by one Mr. Subhash Abba Keer (hereinafter referred to as "**Mr. Keer**") against the Company and the said Society and the same is pending before the BHC.

Under the Contempt Petition, Mr. Keer has *inter alia* prayed for the Company and the Society to be held in contempt for their alleged failure to adhere to the Consent Terms dated March 22, 2022 in Commercial Arbitration Petition (L) No. 26374 of 2021.

We are informed by the Company that the matter was last listed on December 7, 2022 and no adverse orders have been passed as on date in the aforesaid Contempt Petition.

7. An Appeal from Order No. 48 of 2023 appears to have been filed by Mr. Pandit against the said Society, the Company and others the same is pending before the BHC (hereinafter referred to as the "**Appeal**").

Under the Appeal, Mr. Pandit has prayed for the BHC to *inter alia* quash and set aside the NOM Dismissal Order.

We are informed by the Company that no adverse orders have been passed in the Appeal.

8. An Interim Application No. 566 of 2023 appears to have been filed by Mr. Pandit against the said Society, the Company and others and the same is pending before the BHC.

We are informed by the Company that they have not been served in this matter and as such, we have not been provided with copies of any documents in respect of these proceedings and are unable to comment on the same.

9. We have not carried out any independent litigation search in any court / tribunal / authority / appellate authority / government department / forum, etc. in respect of the said Property and/or the Company. The Company vide the Declaration (referred to herein) *inter alia* states that:
 - a) no orders, directions and/or judgments have been passed by any Court and/or Authority which restricts any third party rights from creating rights in respect of the said Property; and
 - b) save and except the aforesaid proceedings, there are no pending litigations pertaining to the said Property.

SECTION X
(Encumbrances)

1. By and under a Unilateral Indenture of Mortgage dated May 25, 2022 executed by Ceeear Land Developers LLP, therein referred to as Mortgagor 1 of the One Part, Svarna Land Development Private Limited, therein referred to as Mortgagor 2 of the Second Part, the Company, therein referred to as Mortgagor 3 of the Third Part, Ceeear Realty and Infrastructure Private Limited (hereinafter referred to as “**CRIPL**”), therein referred to as Mortgagor 4 of the Fourth Part and HDFC Limited, therein referred to as the Mortgagee / Lender of the Other Part and registered with the Sub-Registrar of Assurances at Kurla-3 under Serial No. 9416 of 2022, the Company *inter alia* mortgaged 90% of the total saleable area of the project to be developed on the said Property together with all the rights of CRIPL as a shareholder of the Company in respect of the aforesaid project against a credit facility of Rs. 12,00,00,000/- (Rupees Twelve Crore Only) with a condition and understanding that HDFC Limited shall cede its mortgage / charge in favour of any incoming lender who is willing to provide construction finance for the aforesaid project to the Company and/or CRIPL in the future, subject to HDFC Limited enjoying an exclusive first charge over certain identified units in the aforesaid project having value of not less than Rs. 12,00,00,000/- (Rupees Twelve Crore Only), on the terms and conditions contained therein.

CONCLUSION

In the circumstances, we are of the opinion that in view of and subject to what is mentioned hereinabove (including the observations and qualifications herein) and specifically subject to our observations under **Annexure 'A'** hereto, the Company has development rights to the said Property and its title thereto is clear, marketable and free of any encumbrances.

SECTION XI
(Qualifications)

A. General:

- (a) This report i.e. Annexure A read with the Legal Title Report (collectively “**Report**”) merely certifies the matters expressly dealt with in the Report. The Report does not consider or certify any other questions not expressly answered therein.
- (b) This Report is issued solely on the basis of the documents provided by the Company as mentioned in this Report and we have no obligation to update this Report with any information or replies or documents received by us beyond this date.
- (c) We are not qualified to and have not independently verified the area / boundaries of the said Property. We have referred to and retained the admeasurements in hectares, ares, acres, gunthas, square yards and square meters, as we have found them in various documents.
- (d) We have not perused any plans or photocopies of plans (including as annexures to any documents) except as specifically mentioned in this Report.
- (e) For the purpose of this Report, we have assumed:
 - (i) All of the information (including the documents) supplied to us was, when given, and remains, true, complete, and accurate and not misleading.
 - (ii) The legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies.
 - (iii) that the persons executing documents have the necessary authority to execute them;
 - (iv) That there have been no amendments or changes to the documents examined by us.
 - (v) The accuracy and completeness of all the factual statements and representations made in the documents.

- (vi) That all prior documents have been adequately stamped and duly registered.
- (vii) Any statements in the documents, authorization or any certificates or confirmations relied upon by us for issuance of this Report is correct and otherwise genuine.
- (viii) Each document binds the parties intended to be bound thereby.
- (ix) Photocopies provided to us are accurate photocopies of originals.
- (f) For the purpose of this Report, we have relied upon:
 - (i) the Declaration.
 - (ii) originals and/or photocopies of documents as provided to us.
 - (iii) information relating to boundaries on the basis of the documents provided to us by you.
 - (iv) information relating to lineage, if applicable on the basis of revenue records and information provided to us by you.
- (g) For the purpose of issuing this Report, we have relied on the Search Reports issued by Mr. Vishal Chitnis, who has conducted independent searches / investigations in respect of the said Property at the office of the Registrar / Sub-Registrar of Assurances or online search facility available with the Department of Registration and Stamps of Government of Maharashtra as the case may be in the manner stated therein. We have not carried out any independent or subsequent searches of the registers or records maintained with the offices or websites of the Registrar / Sub-Registrar of Assurances or any other authorities.
- (h) We have been informed by the search clerk that, for certain years, the records maintained by the offices of the Sub-Registrar of Assurances are torn and mutilated and certain Index II record have not been prepared/ maintained properly etc. We therefore disclaim any responsibility for consequences which may arise on account of such non-availability of records or on account of the records being torn or mutilated or not having been maintained properly.
- (i) For the purpose of issuing this Report, we have relied on the ROC Charge Reports issued by MNB & Co. LLP, Company Secretaries and Simply CERSAI, who have conducted independent searches / investigations for the

Company in respect of the said Property on the website of the Registrar of Companies. Save and except as mentioned hereinabove, we have not carried out any subsequent or independent searches of the registers or records maintained with the offices or websites of the Registrar of Companies or any other authorities in this regard.

- (j) For the purpose of issuing this Report, we have relied on the CERSAI Reports issued by Simply CERSAI, who have conducted independent searches / investigations for the Company in respect of the said Property on the CERSAI Portal. Save and except as mentioned hereinabove, we have not carried out any subsequent or independent searches of the records on the CERSAI Portal or any other authorities in this regard.
- (k) For the purpose of issuing this Report, we have relied upon the Legal Audit Report issued by Cubictree Technology Solutions Private Limited in respect of the online litigation search conducted in respect of the entity 'Saptrishi Urban Spaces LLP' and the Report issued by Legitquest in respect of 'Saptrishi Urban Spaces Private Limited'. We have not carried out any searches on any websites or in the records of any courts / tribunals or governmental or regulatory agencies, authorities or bodies and have accepted your assertions as regards the pending litigations, proceedings, enquiries, etc. before any court of law, tribunal, authority, arbitrator, etc. in respect of the said Property. We have assumed that except as stated in this Report, there is no pending litigation affecting the said Property. Our comments relating to any dispute or litigation (if any) are based solely on (i) the dispute or litigation you have disclosed; (ii) documents provided to us; (iii) the Legal Audit Report issued by Cubictree Technology Solutions Private Limited; and (iv) the Report issued by Legitquest.
- (l) Save as otherwise specifically stated in this Report, (i) we have not issued any public notice to invite claims from the public at large in respect of title of the Company to the said Property (ii) we have not carried out any searches and (iii) we have not inspected or reviewed the original documents in respect of the said Property.
- (m) We are not certifying the boundaries of the said Property.
- (n) We have not visited the site on which the said Property is situated. We are not qualified to express our opinion on physical identification of the said Property.
- (o) We do not express our opinion on matters related to actual physical use of the said Property.

- (p) We express no view about the user / reservations / FSI / developability of the said Property.
 - (q) We have not verified issues relating to reservation on the said Property or any portion thereof by Governmental Authorities.
 - (r) We have not independently validated the taxes / cess / duties / charges payable in respect of the said Property and our comments with respect to these are based solely on the documents provided to us by the Company.
 - (s) We have not verified the market value of the property involved nor whether appropriate stamp duty has been paid on the various documents referred to herein nor do we express any opinion thereon.
 - (t) We are not authorized or qualified to express an opinion relating to plan permissions, approvals, sanctions or development potential of the said Property and we are not commenting on and/or certifying the compliance thereof.
 - (u) A certificate, determination, notification, opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.
 - (v) This Report is limited to the matters pertaining to Indian Law (as on the date of this Report) alone and we express no opinion on laws of any other jurisdiction.
 - (w) Even though this document is titled "Legal Title Report", it is in fact an opinion based on the documents we have reviewed.
- B. This Report may not be disclosed, furnished, quoted or relied on by any person or entity other than the Company for any purpose without our prior written consent. It may, however, be disclosed or furnished by the Company as may be required in connection with any transaction in relation to business of the Company pertaining to the said Property or legal process or in relation to an inquiry or demand by any Indian governmental or regulatory authority.
- C. We shall not be liable to any person, association of persons whether incorporated or not, authority, to whom this Report shall be disclosed and/or furnished or who shall rely on the same, and even otherwise for any aspect relating to the services provided in connection with the preparation and issuance of this Report. Further, in no event shall we also be liable for any consequential, special, incidental or punitive

loss, damage or expense, even if we have been advised of the possibility of such loss, damage or expense.

Dated this 11th day of July, 2023

For **Kochhar & Co.**

Mohit

Partner



SCHEDULE I
(List of Documents)

I. Originals

1. Development Agreement dated 9 April 2021 made between the said Society, 53 members of the said Society and the Erstwhile LLP and registered with the office of Sub-Registrar of Assurances at Borivali under Serial No. BRL-9-8610 of 2021; and
2. Power of Attorney dated 16 July 2021 executed by (1) Mr. Shriprakash Munnalal Singh, Chairman of the Society; (2) Mr. Jaideo Ramji Kapse, Secretary of the Society; (3) Mr. Narendra Kashinath Chaudhari, Treasurer of the Society in favour of (1) Mr. Amit A. Parab and; (2) Mr. Vital Takatrao and registered with the office of Sub-Registrar of Assurances at Borivali under Serial No. BRL-9-8613 of 2021.

II. Photocopies / scanned copies

1. Search Report dated 24 March, 2023 issued by Mr. Vishal Chitnis (search clerk) in respect of the search conducted in the offices of the Sub-Registrars *inter alia* in respect of the said Property for the period commencing from January 1, 2021 to March 27, 2023;
2. Legal Audit Report dated March 16, 2023 issued by Legitquest in respect of the online litigation search conducted in respect of the Company;
3. Search Report dated 2 October 2021 issued by Mr. Vishal Chitnis (search clerk) in respect of the search conducted in the offices of the Sub-Registrars *inter alia* in respect of the said Property for the period of 30 (thirty) years commencing from 1 January 1992 to 30 September 2021;
4. ROC Charge Report dated 6 January 2021 issued by MNB & Co. LLP, Company Secretaries in respect of the online search conducted with Ministry of Corporate Affairs portal in respect of the entity Erstwhile LLP;
5. ROC Charge Report dated 8 December 2021 issued by Simply CERSAI, Company Secretaries in respect of the online search conducted with Ministry of Corporate Affairs portal in respect of the Erstwhile LLP;
6. ROC Charge Report dated 8 December 2021 issued by Simply CERSAI, Company Secretaries in respect of the online search conducted with Ministry of Corporate Affairs portal in respect of the Company;
7. Cersai Report dated 8 December 2021 issued by Simply CERSAI in respect of the Erstwhile LLP;
8. Cersai Report dated 8 December 2021 issued by Simply CERSAI in respect of the Company;
9. Legal Audit Report dated 20 September 2021 issued by Cubictree Technology Solutions Private Limited in respect of the online litigation search conducted in respect of the entity Erstwhile LLP;

10. Public notices dated 13 November 2021 in the Free Press Journal (in English) and Navshakti (in Marathi);
11. Indenture of Lease dated 28 October 2020 made between MHADA and the Society and registered with the office of Sub-Registrar of Assurances at Borivali under Serial No. BRL-6-8942 of 2020;
12. Deed of Sale dated 28 October 2020 made between MHADA and the Society and registered at the office of Sub-Registrar of Assurances at Borivali No. 6 under Serial No. BRL-6/8946 of 2020;
13. Memorandum of Understanding dated 20 December 2020 made between the Society and the Erstwhile LLP;
14. Certificate of Incorporation dated 24 September 2021 issued by the Assistant Registrar of Companies, Ministry of Corporate Affairs;
15. Certificate dated 25 September 2021 issued by M/s. Kaushal Dalal & Associates, Company Secretaries;
16. Letter dated 13 November 2021 from the Society to the Company;
17. Offer Letter dated 30 December 2021 bearing reference no. CO/MB/REE/NOC/F-1183/3280/2021 issued by MHADA to the Society;
18. Property Register Card pertaining to C.T.S. No. 104/J of the Dindoshi Division, Malad District, Mumbai;
19. Letter of appointment dated 29 November 2019 bearing reference no. Con/redevelopment/19-20/127 issued by the Society to the Erstwhile LLP;
20. DP 2034 Remarks dated 17 December 2019 bearing reference no. Ch. E./DP34201912111255629 issued by MCGM;
21. Letter dated 7 April 2021 issued by the office of the Deputy Registrar, Co-operative Societies, Western Suburbs, Mumbai Housing and Regional Development Board, MHADA, Mumbai;
22. No Dues Certificate dated 17 December 2019 bearing No. E.M.Malad/Mum.M./2606/2019 granted by the Estate Manager, Malad, MHADA to the Society;
23. Letter dated 6 April 2022 from the said Society to the Company;
24. Unilateral Indenture of Mortgage dated May 25, 2022 made between Ceeer Land Developers LLP, Svarna Land Development Private Limited, CRIPL, the Company and HDFC Limited and registered with the Sub-Registrar of Assurances at Kurla-3 under Serial No. 9416 of 2022;
25. Letter dated February 17, 2022 bearing Reference No. MH/EE/BPCell/GM/MHADA-61/1052/2022 issued by the Building Permission Cell, Greater Mumbai, MHADA; and
26. Commencement Certificate dated June 6, 2023 bearing Reference No. MH/EE/(BP)/GM/MHADA-61/1052/2023/CC/1/New, issued by Building Permission Cell, Greater Mumbai / MHADA.

III. Litigation documents

27. Copies of documents in Suit No. 1114 of 2021 filed before the Hon'ble City Civil Court (Borivali Division) at Dindoshi:

Manoj Mannalal Pandit ...Plaintiff

Versus

Dindoshi Shivalaya Cooperative Housing Society & Ors.
...Defendants

- (i) Complaint filed by the Plaintiff;
- (ii) Notice of Motion No. 1261 of 2021 filed by the Plaintiff;
- (iii) Order dated 21 September 2021 in respect of Notice of Motion No. 1261 of 2021;
- (iv) Notice of motion No. 1262 of 2021 filed by the Plaintiff; and
- (v) Compilation of document relied upon by Defendant Nos. 4 and 5.

28. Copy of the document in Contempt Petition No. 32077 of 2022 filed before the
Hon'ble Bombay High Court:

Subhash Abba Keer ...Petitioner

Versus

Saptrishi Urban Spaces Private Limited & Anr.
...Defendant

- (i) Petition filed by the Petitioner.

'Annexure B-1'

VISHAL CHITNIS

Title Investigator,

Add: Plot No 100 Kherwadi Bandra (E) Mumbai No 400051 Mob: 9892061321.

Date: 02-10-2021

To,
Hariani & Co.
Advocates & Solicitors
Bakhtawar, 7th Floor,
Ramnath Goenka Marg,
Nariman Point,
Mumbai 400 021

Ref : Investigation title of the property situated at Village- Dindoshi, Tal- Borivali, Mumbai Suburban District Bearing. Dindoshi Shivalaya CHS Ltd Building No 19 S No 31, 39 CTS No 104/J

Dear Sir,

As per your instruction I have caused to taken out a physical search in the offices of the Sub- Registrar of Assurances at Mumbai & Bandra & Borivali 1 To 11 and an online search on the website of Department of Registration and Stamps, Government of Maharashtra, <http://igrmaharashtra.gov.in>) for the period from 01/01/1992 to 30/09/2021 (30 Years). During the course of my searches the following details were found.

At Borivali S.R.O. Record from 1992 to 2021 (30 Years)

1992 - TORN
1993 - NIL / S.P.T.
1994 - TORN
1995 - NIL / S.P.T.
1996 - TORN
1997 - NIL / S.P.T.
1998 - NIL / S.P.T.
1999 - TORN
2000 - NIL / S.P.T.
2001 - NIL / S.P.T.
2002 - NIL
2003 - NIL
2004 - NIL
2005 - NIL

2006 - NIL
 2007 - NIL
 2008 - NIL
 2009 - NIL
 2010 - NIL
 2011 - NIL
 2012 - NIL
 2013 - NIL
 2014 - NIL
 2015 - NIL
 2016 - NIL
 2017 - NIL
 2018 - NIL
 2019 - NIL

<u>BRL-6-8942</u>	<u>Lease Deed</u>	<u>28/10/2020</u>
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2020	Rs.329974/-	03/11/2020
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Dindoshi Shivalaya CHS Ltd Through Shriprakash M. Singh, Jaydev

Kapase, Mangesh V. Waghmare (Tenant to write)

To

Mumbai Housing and Area Development Board Through Jivan Galande

(The owner will write)

Schedule: Village – Dindodhi Land With Structre Dindoshi Shivalaya CHS Ltd Building No 19 A/B S No 31, 39 CTS No 104/J Area 907 sq mtr

<u>BRL-6-8946</u>	<u>Sale Deed</u>	<u>28/10/2020</u>
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2020	Rs.00/-	03/11/2020
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Mumbai Housing and Area Development Board Through Jivan Galande

To

Dindoshi Shivalaya CHS Ltd Through Shriprakash M. Singh, Jaydev

Kapase, Mangesh V. Waghmare

Schedule: Village – Dindodhi Land With Structre Dindoshi Shivalaya CHS Ltd Building No 19 A/B S No 31, 39 CTS No 104/J Area 907 sq mtr Regarding Lease Deed Doc No BRL-8942/2020

2021 - Online Record Up To Date. 30/09/2021

BRL-9-8610 Development Agreement 09/04/2021
2021 Rs.366628000/- 16/07/2021

Dindoshi Shivalaya CHS Ltd Through Shriprakash M. Singh & Others
To

Saptarishi Urban Space LLP Through Amit Parab & Vital V. Takatrao

Schedule: Village – Dindodhi Land With Structre Dindoshi Shivalaya
CHS Ltd Building No 19 A/B S No 31, 39 CTS No 104/J Area 907 sq
mtr As Per Lease & Area 2386 sq mtr As Per Demarcation

NOTE:-Online search conducted with respect to the said Property on
the website of Department of Registration and Stamps, Government
of Maharashtra, (<http://igrmaharashtra.gov.in>) from the year
01/01/1992 to 30/09/2021, however, no new entry/ document found
in the online search other than the documents/ entries recorded
hereinabove.

NOTE: - Kindly note that, This Search Report Is Subject to the torn
and Mutilated record, unready and unavailable record, and available
records in the office, Withdrawal for register of certain years for
binding and re-writing (Date Entry) By the office and the computer
Records are not maintained properly and at the time of search some
index II are not found and I am not responsible and/or liable for
unavailable records or entries as on date of search.

VISHAL CHITNIS
Title Investigator.

'Annexure B - 2'

VISHAL CHITNIS

TITLE INVESTIGATOR

Add:-Plot No 100 Kherwadi Bandra (E) Mumbai No 400051 Mob - 9892061321

Date: 27-03-2023

To,
Kochhar & Co.
Advocates & Legal Consultants
Mumbai

Ref : Investigation title of the property situated at Village-Dindoshi, Tal- Borivali, Mumbai Suburban District Bearing. Dindoshi Shivalaya CHS Ltd Building No 19 S No 31, 39 CTS No 104/J

Dear Sir,

As per your instruction I have caused to taken out a physical search in the offices of the Sub- Registrar of Assurances at Borivali 1 To 11 and an online search on the website of Department of Registration and Stamps, Government of Maharashtra, <http://igrmaharashtra.gov.in>) for the period from 01/01/2021 to 27/03/2023 (3 Years). During the course of my searches the following details were found.

At Borivali S.R.O. Record from 2021 to 2023 (3 Years)

BRL-9-8610	Development Agreement	09/04/2021
2021	Rs.366628000/-	16/07/2021

Dindoshi Shivalaya CHS Ltd Through Shriprakash M. Singh & Others
To

Saptarishi Urban Space LLP Through Amit Parab & Vital V. Takatrao
Schedule: Village – Dindodhi Land With Structre Dindoshi Shivalaya CHS Ltd Building No 19 A/B S No 31, 39 CTS No 104/J Area 907 sq mtr As Per Lease & Area 2386 sq mtr As Per Demarcation

2022 : NIL

2023 : NIL SRO RECORD NOT READY & ONLINE SEARCH UP TO
DATE. 27/03/2023

NOTE:-Online search conducted with respect to the said Property on the website of Department of Registration and Stamps, Government of Maharashtra, (<http://igrmaharashtra.gov.in>) from the year 01/01/2021 to 27/03/2023, however, no new entry/ document found in the online search other than the documents/ entries recorded hereinabove.

Vishal Chitnis
Property Search Clerk.

'Annexure C-1'

Search Report

SAPTRISHI URBAN SPACE LLP

As on JANUARY 06, 2021

by
MNB & Co. LLP,
Company Secretaries



SEARCH REPORT

This is to certify that we have conducted a complete search of the **SAPTRISHI URBAN SPACE LLP** (hereinafter be referred as 'LLP'), **LLPIN - AAR-1528** having Registered Office at **GRANTH COMPLEX, RAM D,KHERWADI JUNCTION , W E HIGHWAY BANDRA EAST, BANDRA, Mumbai City, Maharashtra,400051** falling the record under the jurisdiction of Registrar of Companies, MUMBAI.

Above search has been conducted on January 05, 2020, through information being available at MCA 21 (Ministry of Corporate Affairs) website.

The particulars contained in the Annexure are as per the online documents available on MCA 21 website as on the date of search (05/01/2021) conducted vide SRN: U78028768 and do not cover the documents, if any, filed with the Registrar of Companies, Mumbai office but not placed on the records of the Company by the said office.

This report is prepared solely based on information, facts and / or documents as retrieved from data maintained by MCA-21 portal.

Incorporation:

The **SAPTRISHI URBAN SPACE LLP** (hereinafter be referred as 'LLP') is incorporated on November 26, 2019. Certificate of Incorporation is annexed as **Annexure – A**

The LLP is engaged in Real Estate Activities. Main object is reported as Builders and Developers.

Registered office:

At the time of incorporation the registered office address of LLP was GRANTH COMPLEX, RAM D KHERWADI JUNCTION , W E HIGHWAY BANDRA EAST BANDRA Mumbai City MH 400051.

This premise is owned by M/S Saptarshi Realtors, Partnership Firm. This firm has permitted use of the said office of LLP.

Office address falls under jurisdiction of Registrar of Companies, Mumbai (ROC-Mumbai).

LLP has not changed its registered office address since incorporation.

Partners:

The LLP is incorporated by two designated partners namely,

AMIT AVINASH PARAB
VITAL VIJAY TAKATRAO

A detailed information about partners is provided in **Annexure – B**

These partners are interested in other various entities. Details about these are provided in **Annexure - C**

LLP Agreement:

We have received copy of agreement from the client.

However, as LLP agreement and Form 3 LLP (for filing of agreement) is not a public document thus cannot be retrieved from MCA portal. Also, it cannot be confirmed, whether the said agreement is filed with the MCA 21 or not.

As per provisions of LLP act, the LLP agreement needs to be executed and feed on MCA portal within 30 days of incorporation of LLP. However the agreement shared with us is executed on 23rd June, 2020 which is beyond the prescribed limit.

Optimum stamp duty has been paid on the LLP agreement and is duly executed by all partner.

Filing Status:

LLP has filed annual return through form 11 LLP for the year ending on March 31, 2020. The same has been attached for your records as an Annexure D

Financial statements (Statement of Accounts and solvency) or not yet filed by the LLP till date.

Financial Position:

As company has not filed financial statements for any year till date no information can be given on financial position of LLP. However we learnt following things from form 11 and other relevant data.

Capital of LLP

Total fixed capital contribution of LLP is Rs. 10,000/-. Partners of LLP, AMIT AVINASH PARAB and VITAL VIJAY TAKATRAO have contributed capital of Rs. 5,000/- each. As reported in Form 11 LLP, both the partners have paid their respective contribution obligations to LLP.

Turnover of LLP

As on March 31, 2020, turnover of company is not beyond Rs.5 Crores.

Charges

There is no charge created against any assets of the LLP. We did not get any Form 8 LLP (Interim) filed for charge creation.

Miscellaneous:

The LLP is having status of "Active" on MCA portal. No conversion or strike off application is on record.

There is no pending litigation against LLP is reported on MCA portal.

No show cause notice is issued to LLP by MCA.

Thanking you,

For MNB & Co. LLP

Maithili Nandedkar

Partner

(FCS- 8242/ CP-9307)

Encl: As above

Date: January 06, 2020

Place: Mumbai



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

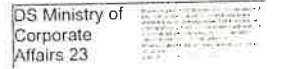
Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]
CERTIFICATION OF INCORPORATION

LLP Identification Number: **AAR-1528**

It is hereby certified that SAPTRISHI URBAN SPACE LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given under my hand at Manesar this Twenty sixth day of November Two thousand nineteen.



JHABBOO RAM MEENA

ASST. REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar Office:

SAPTRISHI URBAN SPACE LLP

**GRANTH COMPLEX, RAM D,KHERWADI JUNCTION , W E HIGHWAY BANDRA E AST,BANDRA,Mumbai
City,Maharashtra,400051,India**



Annexure B:**Details of Partners of LLP**

Name	AMIT AVINASH PARAB	VITAL VIJAY TAKATRAO
Designation	Designated Partner	Designated Partner
Date of Appointment	26/11/2019	26/11/2019
Date of Cessation	NA	NA
DIN	02141075	02141094
Status of DIN	Approved. KYC Compliant	Approved. KYC Compliant
Date of Birth	02/04/1974	15/10/1977
PAN	ADHPP2489E	ACXPT2142B
Aadhar / Passport	745690317043	H9266633
Residential Status	Resident of India	Resident of India
Nationality	India	India
Residential Address	403, Dr. Ambedkar College Teachers Colony, Plot No. 33, Charkop, Sector – II, Kandivali (west) , Mumbai 400067	6, Shri Siddhi Siddhi Soceity, Plot No. 276, RDP-4, Sector 5, Charkop, Kandiwali West, Mumbai 400067
Email ID	anushkaamitparab@gmail.com	vital.takatrao@gmail.com
Occupation	Business	Business

Annexure C:

Directorships / Partnerships of Partners in other entities:

AMIT AVINASH PARAB

CIN/LLPIN	Name of the Company/ LLP	Current designation of the Director/ Designated Partner	Date of appointment at current designation	Original date of appointment	Date of cessation	Company/ LLP Status	Defaulting status
AAF-5576	SAPTRISHI FUTURE BUILT LLP	Designated Partner	25/01/2016	25/01/2016	-	Active	Yes
AAG-2033	SAPTRISHI INFRACON LLP	Designated Partner	21/04/2016	21/04/2016	-	Active	Yes
AAG-5974	SAPTRISHI SKYWARDS LLP	Designated Partner	07/06/2016	07/06/2016	-	Active	Yes
AAG-6154	SAPTRISHI VENTURES LLP	Designated Partner	09/06/2016	09/06/2016	-	Active	Yes
AAG-6156	SAPTRISHI LANDMARKS LLP	Designated Partner	09/06/2016	09/06/2016	-	Active	Yes

Search Report – Saptrishi Urban Space LLP

AAG-6218	SAPTRISHI CLASSIC LLP	Designate d Partner	09/06/2016	09/06/2016	-	Active	Yes
AAJ-6767	SAPTRISHI PROGRESSIVE LLP	Designate d Partner	12/06/2017	12/06/2017	-	Active	Yes
AAO-5546	LOTUSMANAV INFRASTRUCTURE LLP	Designate d Partner	09/10/2020	09/10/2020	-	Active	Yes
AAO-5908	SAPTRISHI RASHMIN LLP	Designate d Partner	19/03/2019	19/03/2019	-	Active	Yes
AAR-1528	SAPTRISHI URBAN SPACE LLP	Designate d Partner	26/11/2019	26/11/2019	-	Active	No
AAR-1619	SHREE BALAJI SAPTRISHI HOMES LLP	Designate d Partner	26/11/2019	26/11/2019	-	Active	No
AAR-1626	SAPTRISHI DREAM HOUSE LLP	Designate d Partner	26/11/2019	26/11/2019	-	Active	No
AAU-0943	SAPTARSHI LIFESPACE LLP	Designate d Partner	07/10/2020	07/10/2020	-	Active	No
U70102MH2008PTC183 921	SAPTRISHI DEVELOPERS PRIVATE LIMITED	Director	24/06/2008	24/06/2008	-	Strike Off	-
U74999MH2014PTC257 504	SAPTRISHI ENTERTAINMENT PRIVATE LIMITED	Director	23/08/2014	23/08/2014	-	Strike Off	-
U74999MH2018PTC305 449	SAMIRA SAPTARSHI VENTURES PRIVATE LIMITED	Director	23/02/2018	23/02/2018	-	Active	-

VITAL VIJAY TAKATRAO

CIN/LLPIN	Name of the Company/ LLP	Current designation of the Director/ Designated Partner	Date of appointment at current designation	Original date of appointment	Date of cessation	Company/ LLP Status	Defaulting status
AAF-5576	SAPTRISHI FUTURE BUILT LLP	Designated Partner	25/01/2016	25/01/2016	-	Active	Yes
AAG-2033	SAPTRISHI INFRACON LLP	Designated Partner	21/04/2016	21/04/2016	-	Active	Yes
AAG-5974	SAPTRISHI SKYWARDS LLP	Designated Partner	07/06/2016	07/06/2016	-	Active	Yes
AAG-6154	SAPTRISHI VENTURES LLP	Designated Partner	09/06/2016	09/06/2016	-	Active	Yes
AAG-6156	SAPTRISHI LANDMARKS LLP	Designated Partner	09/06/2016	09/06/2016	-	Active	Yes
AAG-6218	SAPTRISHI CLASSIC LLP	Designated Partner	09/06/2016	09/06/2016	-	Active	Yes
AAJ-6767	SAPTRISHI PROGRESSIVE LLP	Designated Partner	12/06/2017	12/06/2017	-	Active	Yes

Search Report – Saptrishi Urban Space LLP

AAL-4656	AV EDUCATION CLASS LLP	Designated Partner	20/12/2017	20/12/2017	-	Active	Yes
AAO-5546	LOTUSMANAV INFRASTRUCTURE LLP	Individual Partner	09/10/2020	09/10/2020	-	Active	Yes
AAO-5908	SAPTRISHI RASHMIN LLP	Designated Partner	19/03/2019	19/03/2019	-	Active	Yes
AAR-1528	SAPTRISHI URBAN SPACE LLP	Designated Partner	26/11/2019	26/11/2019	-	Active	No
AAR-1626	SAPTRISHI DREAM HOUSE LLP	Designated Partner	26/11/2019	26/11/2019	-	Active	No
U70102MH2008PTC183921	SAPTRISHI DEVELOPERS PRIVATE LIMITED	Director	24/06/2008	24/06/2008	-	Strike Off	-
U74999MH2014PTC257504	SAPTRISHI ENTERTAINMENT PRIVATE LIMITED	Director	23/08/2014	23/08/2014	-	Strike Off	-

'Annexure C-2'



MCA-ROC Search Report

Date : 8th December 2021

Company/LLP Master Data

LLPIN	AAR-1528
LLP Name	SAPTRISHI URBAN SPACE LLP
Number of Partners	3
Number of Designated Partners	2
ROC Code	RoC-Mumbai
Date of Incorporation	26/11/2019
Registered Address	801, Floor-8, 46/48, Crystal Tower, Maruti Lane, Off Bora Bazar Street, Fort Mumbai Mumbai City MH 400001 IN
Email Id	saptarishi.infrastructure@gmail.com
Previous firm/ company details if applicable	
Total Obligation of Contribution	10000
Main division of business activity to be carried out in India	70
Description of main division	Real estate activities
Date of last financial year end date for which Statement of Accounts and Solvency filed	31/03/2021
Date of last financial year end date for which Annual Return filed	31/03/2021
LLP Status	Converted to CMP and Dissolved

Charges

Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
---------------------	---------------	------------------	----------------------	--------

No Charges Exists for Company/LLP

Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered DIN
02141075	AMIT AVINASH PARAB	26/11/2019		
01651134	CHERAG SUCHINDRAM RAMAKRISHNAN	18/01/2021		

Cross Directorship:

DIN	02141075
Name	AMIT AVINASH PARAB

List of Companies

CIN/FCRN	Company Name	Begin Date	End Date
U70102MH2008PTC183921	SAPTRISHI DEVELOPERS PRIVATE LIMITED	24/06/2008	-
U74999MH2014PTC257504	SAPTRISHI ENTERTAINMENT PRIVATE LIMITED	23/08/2014	-
U74999MH2018PTC305449	SAMIRA SAPTARSHI VENTURES PRIVATE LIMITED	23/02/2018	-
U45209MH2021PTC353088	SAPTRISHI INFRACON PRIVATE LIMITED	07/01/2021	-
U45500MH2021PTC368063	SAPTRISHI URBAN SPACE PRIVATE LIMITED	23/09/2021	-

List of LLP

LLPIN/LLPIN	LLP Name	Begin Date	End Date
AAF-5576	SAPTRISHI FUTURE BUILT LLP	25/01/2016	-
AAG-2033	SAPTRISHI INFRACON LLP	21/04/2016	-
AAG-5974	SAPTRISHI SKYWARDS LLP	07/06/2016	-
AAG-6154	SAPTRISHI VENTURES LLP	09/06/2016	-
AAG-6156	SAPTRISHI LANDMARKS LLP	09/06/2016	-
AAG-6218	SAPTRISHI CLASSIC LLP	09/06/2016	-
AAJ-6767	SAPTRISHI PROGRESSIVE LLP	12/06/2017	-
AAO-5546	LOTUSMANAV INFRASTRUCTURE LLP	09/10/2020	-
AAO-5908	SAPTRISHI RASHMIN LLP	19/03/2019	-
AAR-1528	SAPTRISHI URBAN SPACE LLP	26/11/2019	-
AAR-1619	SHREE BALAJI SAPTRISHI HOMES LLP	26/11/2019	-
AAR-1626	SAPTRISHI DREAM HOUSE LLP	26/11/2019	-
AAU-0943	SAPTARSHI LIFESPACE LLP	07/10/2020	-
AAV-3601	MANPRA ADVISORY LLP	07/01/2021	-

DIN 01631134
 Name CHERAG SUCHINDRAM RAMAKRISHNAN

List of Companies

CIN/FCRN	Company Name	Begin Date	End Date
U70102MH2012PTC236546	CEEAR REALTY & INFRASTRUCTURE PRIVATE LIMITED	30/09/2013	*
U70103MH2002PTC136548	RAMON PROPERTY SERVICES PRIVATE LIMITED	03/04/2008	*
U45400MH2010PTC204016	EQUINOX ESTATES & FACILITY MANAGEMENT PRIVATE LIMITED	10/06/2010	*
U45500MH2017PTC297333	CEEAR LIFESTYLE PRIVATE LIMITED	13/07/2017	*
U45500MH2021PTC368063	SAPTRISHI URBAN SPACE PRIVATE LIMITED	23/09/2021	*

List of LLP

LLPIN/FLLPIN	LLP Name	Begin Date	End Date
AAA-1475	CHAITANYA KAMAL INFRACON LLP	01/06/2010	*
AAB-8230	UCR REALTY LLP	17/10/2013	*
AAQ-3666	ELPROS SOLUTIONS LLP	26/08/2019	*

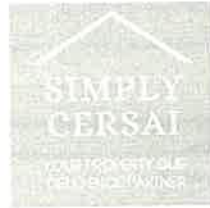


Disclaimer

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'Annexure C-3'



Simply Cersai Detailed ROC search
SAPTRISHI URBAN SPACE PRIVATE LIMITED

Report Date :08 Dec 2021

Report prepared by:

Simply Cersai
NA

Neptune Living point,
Bhandup west
Mumbai-400078

Website :www.simplycersai.com

Contact: 9137228391



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4. Credit Ratings & Defaults.....	3
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5. Directors Detail.....	4
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6.1. Cherag Suchindram Ramakrishnan - (DIN : 01631134).....	4
6.2. Amit Avinash Parab - (DIN : 02141075).....	4



1. Company Highlights

1.1. Basic Information

Age (Incorp. Date)	0 Years (23-09-2021)	BalanceSheet Date	Not Filed Till Date
Company Status	Active	Paid up Capital	₹10,000.00
Company Type	UnListed Private Company	Profit After Tax	Not Available
Company SubCategory	Indian Non-Government Company	Open Charges	Nil
Email ID	Suresh.jagtap@ceearrealty.com	Directors	Current : 2 Directors (Past : 0 Director)
Company Website	NA	Number of Signatories	0 Signatory
Industry	CONSTRUCTION	Company Address	801, Floor-8, 46/48,Crystal Tower, Maruti Lane, OFF Bora Bazar Street,Fort, Mumbai, Mumbai City,Maharashtra, 400001, India,

1.2. KYC Information

Company CIN	U45500MH2021PTC368063	Company PAN	ABGCS9139N
Employees	Not Found	Contact Numbers	NA
Locations	Not Found	GST Registrations	27ABGCS9139N1ZJ

1.3. Corporate Information

Holding Company	No Holding Co. Found	Subsidiary Company	NA
Company Auditor	Nil	Related Parties	NA

2. Financial Highlights

Basic EPS	0.0
Aggregate of charges registered on borrowings	NIL
Adverse Remark by Auditor in CARO	There is no Adverse Remark

[Amount in Rs. Lakhs/Annual EPS]

3. Ownership Details

[Amount in Rs. Lakhs]

Ownership data is not available

4. Credit Ratings & Defaults

4.1. Credit Ratings-Last 12 Months

[Amount in Rs. Lakhs]

Credit Rating Details are not available



4.2. Credit Ratings-More than 12 Months

[Amount in Rs. Lakhs]

4.3. BIFR History

[Amount in Rs. Lakhs]

This company does not have any BIFR.

5. Directors Detail

5.1. Current Directors

[Amount in Rs. Lakhs]

Company Directors	Director DIN	Designation	Appointment Date	Shares Holding	Disqualified u/s 164(2)	DIN Deactivated
Cherag Suchindram Ramakrishnan	01631134	Director	23-09-2021	6.6	NO	NO
Amit Avinash Parab	02141075	Director	23-09-2021	6.6	NO	NO

6. Directors Information

6.1. Cherag Suchindram Ramakrishnan - (DIN : 01631134)

Age	51 Years (08-05-1970)	No. of directorship	7
PAN Number	AABPR6052Q	Total Capitalization	₹1.07 Cr
Disqualified by RoC u/s 164(2)	NO	DIN Deactivated	NO
E-mail	cheragr@gmail.com	Average Capitalization	₹15.30 Lakhs
Designation	Director	Address	14 FB -1; HARBOUR HEIGHTS; COLABA MUMBAI Maharashtra 400005 India
Nationality	IN		

Current Company	Status	Appointment Date	Industry	Age of Company(Years)	State
CEEAR REALTY & INFRASTRUCTURE PRIVATE LIMITED	Active	07-08-2013	REAL ESTATE ACTIVITIES	9.2 Years	Maharashtra
RAMON PROPERTY SERVICES PRIVATE LIMITED	Strike Off	02-04-2008	REAL ESTATE ACTIVITIES	19.5 Years	Maharashtra
CEEAR LIFESTYLE PRIVATE LIMITED	Active	13-07-2017	CONSTRUCTION	4.5 Years	Maharashtra



Past Company	Appointment Date	Cessation Date	Industry	Age of Company(Years)	State
SVARNA LAND DEVELOPMENT PRIVATE LIMITED	01-04-2019	Nil	REAL ESTATE ACTIVITIES	11.8 Years	Maharashtra
CEEAR LIFESPACES PRIVATE LIMITED	02-06-2017	Nil	CONSTRUCTION	4.6 Years	Maharashtra

Age	47 Years (02-04-1974)	No. of directorship	5
PAN Number	ADHPP2489E	Total Capitalization	₹4.10 Lakhs
Disqualified by RoC u/s 164(2)	NO	DIN Deactivated	NO
E-mail	anushkaamitparab@gmail.com	Average Capitalization	₹82,000.00
Designation	Director	Address	403; DR. AMBEDKAR COLLEGE ; TEACHERS COLONY; PLOT NO. 33; CHARKOP; SECTOR II; KANDIVA LI WEST MUMBAI Maharashtra 400067 India
Nationality	IN		

Current Company	Status	Appointment Date	Industry	Age of Company(Years)	State
SAPTRISHI DEVELOPERS PRIVATE LIMITED	Strike Off	24-06-2008	REAL ESTATE ACTIVITIES	13.6 Years	Maharashtra
SAMIRA SAPTARSHI VENTURES PRIVATE LIMITED	Active	23-02-2018	OTHER BUSINESS ACTIVITIES	3.10 Years	Maharashtra
SAPTRISHI URBAN SPACE PRIVATE LIMITED	Active	23-09-2021	CONSTRUCTION	0.3 Years	Maharashtra
SAPTRISHI INFRACON PRIVATE LIMITED	Active	07-01-2021	CONSTRUCTION	0.11 Years	Maharashtra
SAPTRISHI ENTERTAINMENT PRIVATE LIMITED	Strike Off	23-08-2014	OTHER BUSINESS ACTIVITIES	7.4 Years	Maharashtra



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Contact Details :

Simply Cersai
simplycersai@gmail.com

'Annexure D-1'



CERSAI Search Report

Date : 8th Dec 2021

Debtor Name : Saptrishi Urban Space LLP

Remark : No Active CERSAI Charges on this Debtor as on 8th Dec 2021.

Disclaimer:

"This report contains information about CERSAI Search conducted Online which has been compiled using data available in public domain on the best effort basis. To that effect, the correctness, accuracy and completeness of this report are directly related to the data available in online public domain. This report is not to be treated as an advice in any form and the users are advised to carry out necessary due diligence/verification or to seek proper professional advice as may be necessary on the information provided in this report before taking any decision."

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'Annexure D-2'



CERSAI Search Report

Date : 8th Dec 2021

Debtor Name : Saptrishi Urban Space Private Limited

Remark : No Active CERSAI Charges on this Debtor as on 8th Dec 2021.

Disclaimer:

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Annexure 'E-1'

CT

Cubictree Technology Solutions Pvt. Ltd.

Company Details

LLP Name	SAPTRISHI URBAN SPACE LLP
Number Of Partners	3
Number of Designated Partners	2
ROC Code	RoC-Mumbai
Date of Incorporation	26/11/2019
Address	801, Floor-8, 46/48, Crystal Tower, Maruti Lane, Off Bora Bazar Street, Fort Mumbai Mumbai City MH 400001 IN
Email Id	saptarishi.infrastructure@gmail.com
Previous firm/ company details, if applicable	
Total Obligation of Contribution	10000
Main division of business activity to be carried out in India	70
Description of main division	Real estate activities
Date of last financial year end date for which Statement of Accounts and Solvency filed	31/03/2021
Date of last financial year end date for which Annual Return filed	31/03/2021
LLP Status	Active

SUMMARY

LLPIN : AAR-1528

Company Name: SAPTRISHI URBAN SPACE LLP

Legal Cases

SC Supreme Court	HC High Court	DC District Court	CC Consumer Court	ITAT/ CESTAT	NCLT/ NCLAT	Others
0	0	1	0	0	0	0

Details of legal cases

Court: Civil Court, Dindoshi

Sr. No: 1

Case No: Civil Suit/1114/2021

State: Maharashtra

District: Mumbai

Case Details: Manoj Pandit VS Saptrishi Urban Space LLP

Hearing Date: 21/09/2021

No of occurrences: 1

Case Status: ORDERS

Disclaimer

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CT

Cubictree Technology Solutions Pvt. Ltd.

Cubictree Technology Solutions Pvt. Ltd.

424, A-1, 4th Floor, Shah & Nahar Industrial Estate,
Lower parel, Mumbai, Maharashtra, India 400013.

Tel: +91 022 32272235

Email: info@cubictree.com



www.cubictree.com

'Annexure E - 2'



A-149, Block A, LGF, Defence Colony, New Delhi,
India - 110024.

519 Balestier Road, #02-03 Le Shantier, Singapore
329852

Company Report Generated for
SAPTRISHI URBAN SPACE PVT. LTD.

Verification Date - March 16th, 2023

BASIC DETAILS

Subject Name	Saptrishi Urban Space Private Limited (previously known as Saptrishi Urban Space LLP)
Director(s)/Partner(s) Name	1. Amit Avinash Parab 2. Cherag Suchindram Ramakrishnan
Email Address	Not provided
Address	801, Floor-8, 46/48, Crystal Tower, Maruti Lane, Off Bora Bazar Street, Fort Mumbai Mumbai City MH 400001 IN

Status	Registered On	Authorized Cap (in Rs.)	Paid up Cap (in Rs.)	Business
Active	23-09-21	15,00,000	10,000	Renting of construction or demolition equipments.

LITIGATION SUMMARY TABLE

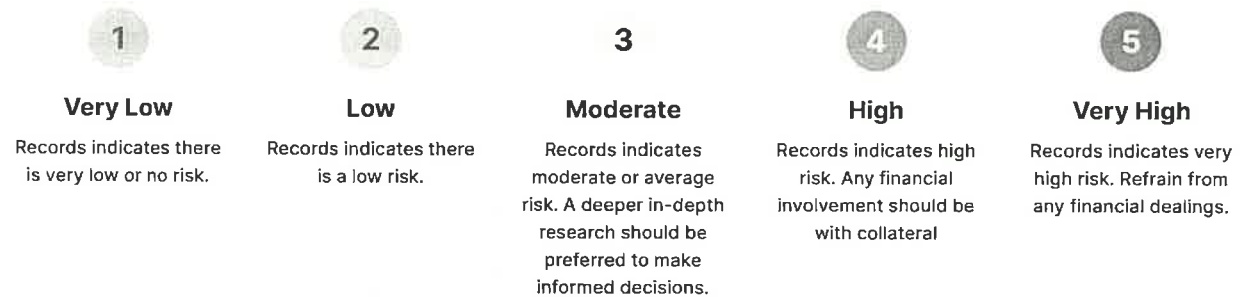
Case type	Pending	Disposed	Total No. of cases by Case Type	Filed By (Pending Disposed)	Filed Against (Pending Disposed)
Civil	6	4	10	0 1	6 3
Criminal	0	0	0	0 0	0 0
Others	0	0	0	0 0	0 0
Total No. of case by Status	6	4	10	0 1	6 3

CATEGORY WISE TABLE

Category	Cases found	Filed By	Filed Against
ARBITRATION LAWS	2	1	1
CODE OF CIVIL PROCEDURE	6	0	6

Category	Cases found	Filed By	Filed Against
REGULATORY & PROHIBITION LAWS	1	0	1
JUDGES & JURISDICTION OF COURTS LAWS	1	0	1

SEVERITY SCORE Low



P.S.: The score and its explanation should not be construed as an opinion. it just indicates what our analysis is. You are requested to make decisions after consulting an expert in that area.

CASE DETAILS

S. No.	Case Details	Petitioner	Respondent	Stage Of Case	Case Status
1.	Court : Civil Court, Dindoshi Case No : 709/Chamber Summons/2021 Case Type : civil	Manoj Pandit	Dindoshi Shivalaya CHSL	Service	PENDING (10/7/2023)
Match Summary : Party Name and Connected Matters Severity : 2 Acts: C.P.C.(u/s.9) Category : CODE OF CIVIL PROCEDURE Case issue : On Request					
2.	Court : Civil Court, Dindoshi Case No : 1261/Notice of Motion/2021 Case Type : civil	Manoj Pandit	Dindoshi Shivalaya CHSL	Contested-- Dismissed	DISPOSED (21/9/2021)
Match Summary : Party Name and Connected Matters Severity : 1 Acts: C.P.C.(u/s.9) Category : CODE OF CIVIL PROCEDURE Case issue : On Request					
3.	Court : Civil Court, Dindoshi Case No : 557/Chamber Summons/2021 Case Type : civil	Manoj Pandit	Dindoshi Shivalaya CHSL	Contested-- Allowed	DISPOSED (18/8/2021)
Match Summary : Party Name and Connected Matters Severity : 2 Acts: C.P.C.(u/s.9) Category : CODE OF CIVIL PROCEDURE Case issue : On Request					
4.	Court : Civil Court, Dindoshi Case No : 1114/Civil Suit/2021 Case Type : civil	Manoj Pandit	Dindoshi Shivalaya CHSL	Service	PENDING (10/7/2023)
Match Summary : Party Name and Connected Matters Severity : 3 Acts: Specific Relief Act(u/s.34,38)					

S. No.	Case Details	Petitioner	Respondent	Stage Of Case	Case Status
	Category : REGULATORY & PROHIBITION LAWS Case issue : On Request				
5.	Court : Bombay High Court Case No : 566/IA/2023 Case Type : civil	MANOJ MANNALAL PANDIT	DINDOSHI SHIVALAYA CHSL. AND OTHERS	Pre-Admission	PENDING (N.A.)
	Match Summary : Party Name and Connected Matters Severity : 2 Acts: C.P.C.(Interlocutory Order) (u/s.96) Category : CODE OF CIVIL PROCEDURE Case issue : On Request				

S. No.	Case Details	Petitioner	Respondent	Stage Of Case	Case Status
6.	Court : Bombay High Court Case No : 284/CARBP/2022 Case Type : Civil	Saptrishi Urban Space Private Limited	Dindoshi Shivalaya CHSL	Disposed off in terms of the consent terms.	DISPOSED (22/3/2022)
	Match Summary : Party Name Severity : 1 Acts: Arbitration and Conciliation Act, 1996 (u/s.9) Category : ARBITRATION LAWS Case issue : On Request				
7.	Court : Bombay High Court Case No : IPAL/29316/2022 Case Type : civil	Manoj Pandit and Romi Manoj Pandit	Saptrishi Urban Space Pvt. Ltd.	Pre-Admission	PENDING (N.A.)
	Match Summary : Party Name Severity : 2 Acts: Arbitration and Conciliation Act, 1996 Category : ARBITRATION LAWS Case issue : On Request				
8.	Court : Bombay High Court Case No : CPCDL/32077/2022 Case Type : civil	Subhash Abba Keer	Saptrishi Urban Space Pvt. Ltd. And Another	Pre-Admission	PENDING (N.A.)
	Match Summary : Party Name Severity : 3 Acts: Contempt of Court Act, 1971 (u/s.12) Category : JUDGES & JURISDICTION OF COURTS LAWS Case issue : On Request				
9.	Court : Bombay High Court Case No : AO/48/2023 Case Type : civil	MANOJ MANNALAL PANDIT	DINDOSHI SHIVALAYA CHSL. AND OTHERS	Pre-Admission	PENDING (N.A.)
	Match Summary : Party Name and Connected Matters Severity : 2 Acts: C.P.C.(Interlocutory Order) (u/s.96) ; Mah. Co-op Soc. Act. Category : CODE OF CIVIL PROCEDURE Case issue : On Request				
10.	Court : Bombay High Court Case No : IAST/646/2022 Case Type : civil	MANOJ MANNALAL PANDIT	DINDOSHI SHIVALAYA CHSL. AND OTHERS	FOR ORDERS (OBJECTION NOT REMOVED)	DISPOSED (10/1/2023)
	Match Summary : Party Name and Connected Matters Severity : 1 Acts: C.P.C.(Interlocutory Order) (u/s.96) ; Mah. Co-op Soc. Act. Category : CODE OF CIVIL PROCEDURE Case issue : On Request				

COURT(S) LIST

We have gone through case details from all the forums (SC, HC, DISTRICT COURTS, TRIBUNALS). Since inception of courts for disposed cases and last 15 years for pending cases.

- Supreme Court since 1900
- 25 High Court's and benches
- 50 + Tribunal and
- 672 District Courts from 38 States and UT's.

Civil Court, Dindoshi

Court(s)	Filing Year(s)	Cases Found
Civil Court, Dindoshi	2021	4

Bombay High Court

Court(s)	Filing Year(s)	Cases Found
Bombay High Court	2021,2022	6

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