



S U R A J

TO WHOMSOEVER IT MAY CONCERN

We, Suraj Estate Developers Limited, a Company governed by the provisions of the Companies Act, 1956 having its registered office at 301, Aman Chambers, Opp.Bengal Chemicals, Veer Savarkar Marg, Prabhadevi, Mumbai-400 025, the Promoter hereby state that:

1. A suit being Suit No.60 of 2023 has been filed in the Bombay High Court by one Pradip Pandurang Kore and others being the heirs of late Mrs. Pushpa Pradip Kore and Mrs. Sudha Jambavdekar, two married daughters of Damodar Kowli, the original owner of the project land bearing Final Plot No.964, TPS IV, Mahim Division situated at Nardulla Tank Road also known as Khed Gully, Dadar West. Mumbai-400 028 against the present owners and the Promoter claiming inter alia rights in the project land, despite execution of the Release Deed executed by them. The said suit is pending, but no ad-interim or interim order regarding the said project land has been made by the Court. The present owners have given the development rights of the said project land to the Promoters vide the Consent Decree passed by the Hon'ble Bombay High Court.
2. We therefore state that there is no encumbrance on the project land described in the schedule hereunder written.

The Schedule above referred to:

ALL THAT piece or parcel of land or ground TPS IV, Mahim, situated at Nardulla Tank Road also known as Khed Gully, Dadar (West), Mumbai- 400 028 together with tenements or dwelling houses standing thereon in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and registered in the Books of the Collector of Land Revenue.

For Suraj Estate Developers Limited

(Rahul Jesu Thomas)
Director
Developer/Promoter

Place: Mumbai

Date: 17.06.2025