

MAYUR THORAT

Advocate

Row House No. 14, Maitreya, R. S. C. 5, Prabhodhankar Thackeray Nagar,
Behind Voltas Colony, Thane (West), 400 610

Mob.: +91 9920158253 Email: thoratmayur@gmail.com

To,
MahaRERA,
6th & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex, Bandra (E),
Mumbai 400051

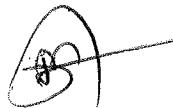
LEGAL TITLE REPORT

Sub:- Title clearance certificate in respect of All that piece or parcel of municipal leasehold land admeasuring 928.93 square meters and bearing Plot No. 761 of the Dadar Matunga Estate of the Municipal Corporation and Cadastral Survey No. 571/10 of Matunga Division, situate, lying and being at Mancherji Joshi Road, Dadar Parsi Colony, Mumbai 400014, and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban, together with the building known as Najamai Mansion consisting of ground and Two upper floors hereinafter referred to as “the Plot”.

I have investigated the title to the Plot on the request of “M/S. Navroze Enterprises” and following documents i.e.:-

1. Description of Property:-

The plot of land bearing Cadastral Survey No. 571/10 of Matunga Division and Plot No. 761 of the Dadar Matunga Estate now of the Municipal Corporation of Greater Mumbai admeasuring 1111 square yards i.e. 928.93square meters, situate, lying and being at Mancherji Joshi Road,



Dadar Parsi Colony, Mumbai 400014, and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban. The Plot is hereinafter referred to as "the Plot".

2. The Documents of allotment of property:-

- (a) Indenture of Lease dated 19th February, 1936, made between the Municipal Corporation of the City of Bombay, of the First Part, Ivan Hope Taunton, B. A., I. C. S., the Municipal Commissioner for the City of Bombay of the Second Part, Rustomji Nushurwanji Kerrawalla, of the Third Part, and Rustomji Behramji Bhownagri, of the Fourth Part, and, registered with the Sub-Registrar of Bombay, under Serial No. 1626 of Book No. I Additional, for a term of 999 years commencing from 3rd January, 1929, the Municipal Corporation of Greater Bombay demised and the said, Ivan Hope Taunton, B. A., I. C. S. Municipal Commissioner for Greater Bombay.
- (b) Probate of the Last Will and Testament dated 2nd February, 1938 on 8th March, 1940, subject to the trust created under the said Last Will and Testament dated 2nd February, 1938, for the benefit of Farokh Shavakshaw Bhownagri, Mrs. Viloo Kekas Engineer, Mrs. Parveen Porus Katrak, and Mrs. Freny Adi Confectioner.
- (c) Deed of Appointment of New Trustee dated 31st March, 1941, made between by Shavakshaw Rustomji Bhownagri & 3 Others on the One Hand, and Shavakshaw Rustomji Bhownagri & 3 Others on the other hand registered with the Sub-Registrar, Mumbai under Serial No2028/1941 on 6th June, 1941
- (d) Deed of Appointment of New Trustee dated 15th December, 1969, made between by Bomanshaw Nawroji Bharucha, Eruchshaw J.



Bhownagri Shavakshaw Rustomji Bhownagri and Byramji J. Bhownagri on the One Hand, and Farokh Shavakshaw Bhownagri on the other hand registered with the Sub-Registrar, Mumbai under Serial No 4341/1969 on 20th June, 1971.

(e) Deed of Appointment of New Trustee dated 1st January, 1957, made between by Bomanshaw Nawroji and Bharucha Byramji Jehangirji Bhownagri on the One Hand, and Bomanshaw Nawroji Bharucha, Eruchshaw J. Bhownagri Shavakshaw Rustomji Bhownagri and Byramji J. Bhownagri on the other hand registered with the Sub-Registrar, Mumbai under Serial No 609/1957 on 18th December, 1957.

(f) Development Agreement dated 18th November, 2015, made between the Late Rustomji Behram Bhownagri as per Will & Probate Trust through Sole Trustee Farokh Shavaksha Bhownagri of the First Part, Farokh Shavakshaw Bhownagri, Mrs. Viloo Kekas Engineer, Mrs. Parveen Porus Katrak, and Mrs. Freny Adi Confectioner of the Second Part, and the Developers of the Third Part and registered with the Sub-Registrar, Mumbai City No. 1, under Serial No. BBE1/ 12260/ 2015, on 18th November, 2015, with the confirmation of Farokh Shavakshaw Bhownagri, Mrs. Viloo Kekas Engineer, Mrs. Parveen Porus Katrak, and Mrs. Freny Adi Confectioner and my client M/S. Navroze Enterprises, on the other hand.

(g) The Power of Attorney has been registered with the Sub-Registrar, Mumbai City No. 1, under Serial No. BBE1/ 12261/ 2015, on 18th November, 2015, in favour of in favour of M/S. Navroze Enterprises, and its partners Akbar Kazi and Rohinton Patel by Farokh Shavakshaw Bhownagri, Mrs. Viloo Kekas Engineer, Mrs. Parveen Porus Katrak, and Mrs. Freny Adi Confectioner.

(h) Deed of Assignment dated 18th January, 2022, , made between the Late Rustomji Behram Bhownagri as per Will & Probate



Trust through Sole Trustee Farokh Shavaksha Bhownagri of the First Part, Farokh Shavakshaw Bhownagri, Mrs. Viloo Kekas Engineer, Mrs. Parveen Porus Katrak, and Mrs. Freny Adi Confectioner of the Second Part, and Navroze Enterprises of the Third Part and registered with the Sub-Registrar, Mumbai City No. 4, under Serial No. BBE-4/806/2022, on 18th January, 2022.

- (i) Deed of Appointment of New Trustee dated 7th January, 2025, made between by 1) Ms. Freny Adi Contractor 2) Ms. Viloo Kekas Engineer and 3) Ms. Pervin Porus Katrak on the other hand registered with the Sub-Registrar, Mumbai under Serial No BBE-4/313/2025 on 7th January, 2025.
- 3. Property cards issued by Superintendent, Mumbai City Survey and Land Records dated 5th March, 2024.
- 4. Search Report:-
- (a) Search Report dated, 24th February, 2024 of Mr. Ashish Zaveri, Search Clerk for 95 years from 1930 to 2024 and Search Report dated 3rd July, 2025 of Mr. Mayur Thorat, Advocate for 2024 to 2025.

On perusal of the above mentioned documents and all other relevant documents relating to title of the Plot, I am of the opinion that the title to the Plot, "M/S. Navroze Enterprises" as the lessee of the Municipal Corporation of Greater Mumbai, is clear, marketable and without any encumbrances, and, M/S. Navroze Enterprises, is entitled to redevelop the Plot.

Owners of Land

Sr. No.	Plot Number	Area (Square Meters)	Name of Owner in property Card
1	Plot No. 761 of the Dadar Matunga Estate of the Municipal	928.93 square meters	The Municipal Corporation of Greater Mumbai (The Owner/Lessor) M/S. Navroze Enterprises

	Corporation and Cadastral Survey No. 571/10 of Matunga Division, situate		(Lessee).
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The Report reflecting the flow of the title in respect of the Plot [viz., of M/S. Navroze Enterprises] to the Plot, , and the right of M/S. Navroze Enterprises to redevelop the Plot, is enclosed herewith as annexure.

Encl:- Annexure

Dated this 14th day of August, 2025 At Mumbai

Yours faithfully,



Mayur Thorat
Advocate

MAYUR S. THORAT
Advocate
14, "MAITREYA", RSC-5,
New Mhada Colony,
Pawar Nagar, Thane (W) - 400 611

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

Under the instructions of my client M/S. Navroze Enterprises, a limited liability partnership, having its registered office at Office No. 214, Second Floor, Wadala Udyog Bhawan, Narigaon Cross Road, Naigaon, Dadar East Mumbai 400031, I have investigated the title of Navroze Enterprises, hereinafter referred to as "my client", to the municipal leasehold plot of land admeasuring 1111 square yards i.e. 928.93 square meters and bearing Cadastral Survey No. 571/10 of Sion Division and Plot No. 761 of the Dadar Matunga Estate now of the Municipal Corporation of Greater Mumbai, situate, lying and being at Mancherji Joshi Road, Dadar Parsi Colony, Mumbai 400014, and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban, hereinafter referred to as "the Plot", and the building known as Nazmai, consisting of a main building and an outhouse (garage) standing thereon, hereinafter referred to as "the Building", and all of which the Plot and the Building, are hereinafter collectively referred to as "the Property", and more particularly described in the Schedule hereunder written

My client has produced all the relevant documents including the relevant property cards (Cadastral Survey Extracts), the Search Reports dated 24th February, 2024 and 3rd July, 2025, and given all the information called for.

I have perused the above property cards and other documents, and from the above I observe as follows:-

The Plot/ Property

1. By an Indenture of Lease dated 19th February, 1936, made between the Municipal Corporation of the City of Bombay, of the First Part, Ivan Hope Taunton, B. A., I. C. S., the Municipal Commissioner for the City of Bombay of the Second Part, Rustomji Nushurwanji Kerrawalla, of the Third Part, and Rustomji Behramji Bhowanagi, of the



Fourth Part, and, registered with the Sub-Registrar of Bombay, under Serial No. 1626 of Book No. I Additional, for a term of 999 years commencing from 3rd January, 1929, the Municipal Corporation of Greater Bombay demised and the said, Ivan Hope Taunton, B. A., I. C. S. Municipal Commissioner for Greater Bombay.pursuant to the powers conferred upon him by law, confirmed unto the said Rustomji Behramji Bhownagri, the Plot, together with the Building, in perpetuity and at or for the premium and the yearly rent of Re.1/- and on the terms, conditions and covenants therein mentioned.

2. Farokh Shavakshaw Bhownagri, hereinafter referred to as “the First Owner”, in his capacity as the sole surviving trustee of the private trust formed under the Last Will and Testament dated 2nd February, 1938, subject to the trust created under the said Last Will and Testament dated 2nd February, 1938, for the benefit of Farokh Shavakshaw Bhownagri, Mrs. Viloo Kekas Engineer, Mrs. Parveen Porus Katrak, and Mrs. Freny Adi Confectioner, is the lessee of the Municipal Corporation of Greater Mumbai [“MCGM”] in respect of the municipal leasehold plot of land admeasuring 928.93 square meters and bearing Plot No. 761 of the Dadar Matunga Estate of the Municipal Corporation and Cadastral Survey No.571/10 of Matunga Division, situate, lying and being at Mancherji Joshi Road, Dadar Parsi Colony, Mumbai 400 014, and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban, hereinafter referred to as “the Plot” and the building known as Najamai Mansion standing thereon consisting of ground and Two upper floors, hereinafter referred to as “the Existing Building”, all of which the Plot and the Existing Building are hereinafter referred to as “the Property”, and more particularly described in the Schedule, hereunder written;

3. Vide an Indenture of Lease dated 19th February, 1936, made between the Municipal Corporation of the City of Bombay [the predecessor of the Municipal Corporation of Greater Mumbai], (therein referred to as “the Corporation”), of the First Part, Ivan Hope Taunton,

B. A., I. C. S., the Municipal Commissioner for the City of Bombay (therein referred to as "the Commissioner"), of the Second Part, Rustomji Nushurwanji Kerrawalla (therein referred to as "the Building Tenant"), of the Third Part, and Rustomji Behramji Bhownagri, (therein referred to as "the Lessee"), of the Fourth Part, and, registered with the Sub-Registrar of Bombay, under Serial No. 1626 of Book No. I Additional, for a term of 999 years commencing from 3rd January, 1929, and at the rent, and on the terms, conditions and covenants, therein contained.

4. The said Rustomji Behramji Bhownagri died on or about 3rd July 1939, leaving behind writing in Gujarati dated 2nd February, 1938 being his last Will and Testament, giving behind him his Last Will and Testament appointed (1) Najmabai Rustomji Bhownagri, (2) Eruchshow Jehangirji Bhownagri, (3) Kharsjedko Burjorji Reporter, (4) Hormulji Bhurjorji Reporter and (5) Framjee Manekjee Vachha as Executors and Trustees and directed that if any case demise of any executors and trustees in that case, his adopted son of the Testator namely, Shavaksha Rustomji Bhownagri, may appointed as Trustee.

5. After the demise of Rustomji Behramji Bhownagri, Will was duly proved in the High Court of Judicature in its testamentary and intestate jurisdiction on 8th March, 1940 by the said (1) Najmabai Rustomji Bhownagri, (2) Eruchshow Jehangirji Bhownagri, two of the Executors named in the said Will reserving the right of the said (1) Hormulji Bhurjorji Reporter (since deceased) and (2) Framjee Manekjee Vachha (since deceased), two of the other executors named in the said Will to come in and apply for probate. The said Kharsjedko Burjorji Reporter, the remaining executor named in the said Will having died on or about the 18th September, 1939.

6. The said Hormulji Bhurjorji Reporter died in or about April 1940 without exercising his right to apply for probate of the said Will.

7. The said Framjee Maneckjee Vachha died on or about 11th April, 1959 without exercising his right to apply for probate of the said Will.

8. By a Deed of Appointment of New Trustees dated 31st March, 1941 and registered with the Sub-Registrar of Assurances at Bombay under No.2028 of Book No.1 on 6th day of June 1941 made between the said Najamai Rustomji Bhownagri and Eruchshow Jehangiriji Bhownagri of the One Part and Shavaksha Rustomji Bhownagri and Behramji Hormusji Mistri of the Other Part, said Najamai Rustomji Bhownagri and Eruchshow Jehangiriji Bhownagri as the surviving trustees of the said Will of the Testator appointed the said Shavaksha Rustomji Bhownagri and Behramji Hormusji Mistri to be the trustees of the said Will along with the said Najamai Rustomji Bhownagri and Eruchshow Jehangiriji Bhownagri. By Deed of Appointment of New Trustees dated 31st March, 1941, it was agreed and declared that the said (1) Najamai Rustomji Bhownagri, and (2) Eruchshow Jehangiriji is admitted as New Trustees.

9. Eruchshow Jehangiriji Bhownagri, (3) Shavaksha Rustomji Bhownagri and (4) Behramji Hormusji Mistri held inter alia the said property upon the trusts and with and subject to the powers, provisions, directions and declarations contained in the said.

10. The said Najamai Rustomji Bhownagri died at Bombay on or about the 12th June, 1949.

11. The said Behramji Hormusji Mistri died at Bombay on or about the 6th September, 1956.

12. By a Deed of Appointment of New Trustees dated 9th January, 1957 registered with the Sub-Registrar of Assurances at Bombay under No.609 of Book No.1 on 18th December, 1957 made between the said Eruchshow Jehangiriji Bhownagri and said Shavaksha Rustomji Bhownagri of the One Part and Bomonshaw Nowroji Bharucha and Byramji Jehangiriji Bhownagri of the Other Part, said Eruchshow Jehangiriji Bhownagri and said Shavaksha Rustomji Bhownagri appointed said Bomonshaw Nowroji Bharucha and Byramji Jehangiriji Bhownagri to be the new trustees of the said Will in place of the said



Najamai Rustomji Bhowanagi and Behramji Hormusji Mistry, both since deceased.

13. The said Shavaksha Rustomji Bhowanagi died at Bombay on or about the 2nd July, 1963.

14. The said Eruchshow Jehangirji Bhowanagi died at Bombay on or about the 15th March, 1969.

15. The said Bomonshaw Nowroji Bharucha died at Bombay on or about the 13th October, 1969.

16. By a Deed of Appointment of New Trustees dated 15th December, 1969 registered with the Sub-Registrar of Assurances at Bombay under No.4341 of Book No.1 on 26th June, 1971, said Byramji Jehangirji Bhowanagi (since deceased) as the surviving trustee appointed (1) Mr. Farokh Shavakshaw Bhowanagi (2) Adi Eruchashaw Mehta (since deceased) and (3) Perin Shavak Bhowanagi (since deceased) as the new trustees to act as a trustee along with him in respect of the trust created under the said Will.

17. The said Byramji Jehangirji Bhowanagi died on or about the 10th March, 1984, the said Adi Eruchashaw Mehta died at Bombay on or about 28th June, 1998 and the said Perin Shavak Bhowanagi died at Mumbai on or about 13th January, 2000 leaving behind Mr. Farokh Shavakshaw Bhowanagi as the only surviving trustee of the said private trust created under the said Will.

18. That Mr. Adi Eruchashaw Mehta died as bachelor/unmarried and Mrs. Perin Shavak Bhowanagi (since deceased) died instate leaving behind her son Mr. Farokh Shavakshaw Bhowanagi, Ms. Viloo Kekas Engineer, Ms. Pervin Porus Katrak and Mrs. Freny Adi Confectioner as a Legal Heirs.

19. By Development Agreement dated 18th November, 2015, made between the Late Rustomji Behram Bhowanagi as per Will & Probate Trust through Sole Trustee Farokh Shavaksha Bhowanagi of the First Part, Farokh Shavakshaw Bhowanagi, Mrs. Viloo Kekas Engineer, Mrs. Parveen Porus Katrak, and Mrs. Freny Adi Confectioner of the Second



Part, and the Navroze Enterprises of the Third Part and registered with the Sub-Registrar, Mumbai City No. 1, under Serial No. BBE1/ 12260/ 2015, on 18th November, 2015, with the confirmation of Farokh Shavakshaw Bhownagri, Mrs. Viloo Kekas Engineer, Mrs. Parveen Porus Katrak, and Mrs. Freny Adi Confectioner and my client M/S. Navroze Enterprises, on the other hand.

20. The Power of Attorney has been registered with the Sub-Registrar, Mumbai City No. 1, under Serial No. BBE1/ 12261/ 2015, on 18th November, 2015, in favour of in favour of M/S. Navroze Enterprises, and its partners Akbar Kazi and anr by Farokh Shavakshaw Bhownagri, Mrs. Viloo Kekas Engineer, Mrs. Parveen Porus Katrak, and Mrs. Freny Adi Confectioner.

21. Deed of Assignment dated 18th January, 2022, made between the Late Rustomji Behram Bhownagri as per Will & Probate Trust through Sole Trustee Farokh Shavaksha Bhownagri of the First Part, Farokh Shavakshaw Bhownagri, Mrs. Viloo Kekas Engineer, Mrs. Parveen Porus Katrak, and Mrs. Freny Adi Confectioner of the Second Part, and the Navroze Enterprises of the Third Part and registered with the Sub-Registrar, Mumbai City No. 4, under Serial No. BBE-4/806/2022, on 18th January, 2022.

22. My client is entitled and having right title interest in the Property, and having rights to transfer the Leasehold Portion to the Co-operative Society, limited company, condominium, apartment owners association or other common organisation of the purchasers and allottees of the flats and premises, in the new building to be constructed by my client in the redevelopment of the Property, simultaneously with conveying the Property to such Co-operative Society, limited company, condominium, apartment owners association or other common organisation of the purchasers and allottees of the flats and premises, so that the leasehold rights of the Lessees in the Leased Portion merges in the reversion thereof in favour of such Co-operative Society, limited company,



condominium, apartment owners association or other common organisation of the purchasers and allottees of the flats and premises.

22. In pursuance of the Development Agreement dated 18th November,2018 and Deed of Assignment dated 18th January, 2022, also executed a Power of Attorney dated 18th November,2018 alongwith , hereinafter referred to as “the Power of Attorney”, in favour of Navroze Enterprises , and its partners, authorising them jointly and/or severally to do, execute, carry out and perform various acts, deeds, matters and things for the redevelopment of the Property. The Power of Attorney has been registered with the Sub-Registrar, Mumbai City BBE – 1, under Serial No.12261 - 2015, on 18th November,2015.

23. I have been informed by my client that my client has already entered into Permenant Alternate Agreement with various tenants. And my client’s name is still not entered into Property Card and name of the Mrs. Viloo Kekas Engineer, Mrs. Parveen Porus Katrak, and Mrs. Freny Adi Confectioner i.e. is still reflected in property card.

23. I have been informed by my client that it intends to redevelop the Property, and carry out construction thereon in keeping with the provisions of the MHADA Act, the Development Control and Promotions Regulations – 2034 [“DCPR-2034”], and other applicable building Bye-Laws, rules and regulations.

24. From the above, I certify that:

(a) the Lessees of the Property, more particularly described in the Schedule hereunder written, and subject to the terms, conditions, provisions, and covenants in the Lease Deed dated 19th February, 1936, referred to hereinabove, and subject to what is stated herein, their respective title to the Property is clear and marketable, and free from encumbrances;

And subject to the terms, conditions, provisions and covenants, in the Indenture of Lease dated 19th February, 1936, referred to above, and subject to what is stated herein, his title to the Leasehold Property is



clear and marketable, and free from encumbrances; and my client Navroze Enterprises is entitled to redevelop the Property more particularly described in the Schedule hereunder written, in accordance with the Development Agreement. My client is required to fully comply with the provisions of the DCPR – 2034 and other building Bye-Laws, rules and regulations as well as other applicable laws and also the provisions of the Intimation of Disapproval (IOD), Commencement Certificate, and other approvals, permissions, no objections, certificates etc.. in carrying out the redevelopment scheme and the construction on the Property.

4. Any Other relevant title:- Nil

5. Litigations :- Nil Pending

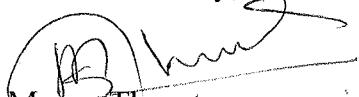
THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land admeasuring 928.93 square meters and bearing Plot No. 761 of the Dadar Matunga Estate of the Municipal Corporation and Cadastral Survey No. 571/10 of Matunga Division, situate, lying and being at Mancherji Joshi Road, Dadar Parsi Colony, Mumbai 400014, and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban, together with the building known as Najamai Mansion consisting of ground and Two upper floor, and bounded as follows, that is to say:

On or towards the North:	By Plot No.760 Estate
On or towards the East:	By 758
On or towards the West:	By Mancherji Joshi Raod
On or towards the South:	By 762

Dated this 14th day of August, 2025 At Mumbai

Yours faithfully,


Mayur Thorat
Advocate

MAYUR S. THORAT
Advocate
14, "MAITREYA", RSC-5,
New Mhada Colony,
Pawar Nagar, Thane (W) - 400 610

Mayur Thorat
Advocate

Row house no. 14, Maitreya, RSC-5, Prabhodhankar Thackeray Nagar, (new Mhada colony), Pawar Nagar, Thane (W)400610.

Mobile:-9920158253,Email:thoratmayur@gmail.com

Re: Property situated at Matunga Division, bearing Plot No.761 of Dadar Matunga Estate of the Corporation, C. S. No.571/10.
Admeasuring:- 928.93 Sq.mts.

Sir,

As per your Instructions, I have taken Online Index-II Searches (E-Search), Department of Registration & Stamps (Government of Maharashtra) as per available Records on said Site of Mumbai-1 to 5 Sub-Registrar Offices from Year 2024 to 2025 (2 Years).

While taking Searches, I have found documents Registered/Indexed therein (Please see inside Pages).

I also do not find any lien encumbrance over said Property.

On this 3rd day of July, 2025



Mayur Thorat
Advocate

ONLINE RECORD OF MUMBAI-1 TO 5 SUB-REGISTRAR OFFICES

2024 AGREEMENT OF TRANSFER OF TENANCY

DATE: 03.04.2024

Rs.1,25,00,000/-, M.V.Rs.1,27,41,038.42/-

REGN: 30.03.2024

1. Navroz Enterprises through Partner

SERIAL NO.

Akbar Kazi (the Confirming Party)

BBE-4/6840/2024

2. Akbar Kazi (Old Tenant)

TO

1. Apeksha Roshan Jibhakate through CA Roshan Jibhakate
. (New Tenant)

SCHEDULE : Flat No.2, Ground Floor,

'Najamai Mansion',
C. S. No.571/10,
Macherji Road, Dadar Mumbai

More particular described in the Document.

2024 ALTERNATE ACCOMMODATION

DATE: 26.06.2024

Rs.Nil, M.V.Rs.1,15,64,600/-

REGN: 26.06.2024

1. Navroz Enterprises through Partner

SERIAL NO.

Akbar Kazi

BBE-4/13097/2024

TO

Apeksha Roshan Jibhakate through CA Roshan Jibhakate

SCHEDULE : Flat No.701, Seventh Floor,

'Najamai Mansion',
C. S. No.571/10,
Macherji Road, Dadar Mumbai

More particular described in the Document.

2024 AGREEMENT OF TRANSFER OF TENANCY

Rs.1,50,00,000/-, M.V.Rs. 1/-

1. Navroz Enterprises through Partner
Akbar Kazi(the Confirming Party)

1. Cyrus Dorabji Unnawala through
Prasan Rassmal (Old Tenant)

TO

Smita Roshan Bhoir. (New Tenant)

SCHEDULE : Flat No.R/U/S, Ground Floor,

'Najamai Mansion',
C. S. No.571/10,
Macherji Road, Dadar Mumbai
More particular described in the Document.

DATE: 11.12.2024

REGN: 11.12.2024

SERIAL NO.

BBE-4/24902/2024

2024 AGREEMENT OF TRANSFER OF TENANCY

Rs.1,50,00,000/-, M.V.Rs. 1/-

1. Navroz Enterprises through Partner
Akbar Kazi(the Confirming Party)

2. Cyrus Dorabji Unnawala through
Prasan Rassmal (Old Tenant)

TO

Smita Roshan Bhoir. (New Tenant)

SCHEDULE : Flat No.1a, Ground Floor,

'Najamai Mansion',
C. S. No.571/10,
Macherji Road, Dadar Mumbai
More particular described in the Document.

DATE: 11.12.2024

REGN: 11.12.2024

SERIAL NO.

BBE-4/24903/2024

2025 TRUST DEED

Rs.Nil

DATE: 07.01.2025

REGN: 07.01.2025

1. Late Rustomji Behram Bhowanagi as per SERIAL NO.
Will & Probate Trust through Sole Trustee - BBE-4/313/2024
Farokh Shavaksha Bhowanagi through C/A - Akbar Kazi.

2. Freny Aadhi Contractor through C/A - Akbar Kazi.

3. Vilu Kekas Engineer through C/A - Akbar Kazi

SCHEDULE : LAND

C. S. No.571/10,

Admeasuring:- 928.93 Sq.mts.

More particular described in the Document.

2025 ALTERNATE ACCOMMODATION

DATE: 01.03.2025

M.V.Rs.NIL

REGN: 01.03.2025

M/s. Navroz Enterprises through Partner -

SERIAL NO.

Akbar M. Kazi.

BBE-4/4187/2023

TO

Mrs. Smita Roshan Bhoir.

SCHEDULE : Flat No.07, 12th Floor,

'Najamai Mansion',

Plot No. 761,

C. S. No.571/10,

Macherji Road, Dadar Mumbai

More particular described in the Document.

2025 ALTERNATE ACCOMMODATION

DATE: 01.03.2025

M.V.Rs.NIL

REGN: 01.03.2025

M/s. Navroz Enterprises through Partner -

SERIAL NO.

Akbar M. Kazi.

BBE-4/4190/2023

TO

Mrs. Smita Roshan Bhoir.

SCHEDULE : Flat No.04, 12th Floor,

'Najamai Mansion',

Plot No. 761,

C. S. No.571/10,

Macherji Road, Dadar Mumbai 400014

More particular described in the Document.

2025 DEED OF CANCELLATION

DATE: 22.04.2025

Nil

REGN: 22.04.2025

1. Navroz Enterprises through Partner -

SERIAL NO.

Akbar Kazi. Confirming Party

BBE-4/6095/2025

2. Dakshata Dayanand Jaitapkar

TO

Akbar Mohammed Kazi.

SCHEDULE : Cancellation of Document Bearing No.

BBE4/11631/2023

More particular described in the Document.

2025 AGREEMENT OF TRANSFER OF TENANCY

DATE: 28.05.2025

Rs.1/-, M.V.Rs.1/-

REGN: 28.05.2025

1. Navroz Enterprises through Partner
Akbar Kazi(the Confirming Party)

2. Akbar Kazi (Old Tenant)

SERIAL NO.

BBE-4/10724/2025

TO

1. *Namdeo Anandrao Ladge. (New Tenant)*

SCHEDULE : Flat No.2a, Ground Floor,
'Najamai Mansion',
C. S. No.571/10,

More particular described in the Document.

2025 AGREEMENT OF TRANSFER OF TENANCY

DATE: 28.05.2025

Rs.1/-, M.V.Rs.1/-

REGN: 28.05.2025

1. Navroz Enterprises through Partner
Akbar Kazi(the Confirming Party)

2. Akbar Kazi (Old Tenant)

SERIAL NO.

BBE-4/10729/2025

TO

1. *Namdeo Anandrao Ladge. (New Tenant)*

SCHEDULE : Flat No.2b, Ground Floor,
'Najamai Mansion',
C. S. No.571/10,

More particular described in the Document.

2025 AGREEMENT OF TRANSFER OF TENANCY

DATE: 28.05.2025

Rs.1/-, M.V.Rs.1/-

REGN: 28.05.2025

1. Navroz Enterprises through Partner
Akbar Kazi(the Confirming Party)

2. Akbar Kazi (Old Tenant)

SERIAL NO.

BBE-4/10733/2025

TO

1. *Namdeo Anandrao Ladge. (New Tenant)*

SCHEDULE : Flat No.2C, Ground Floor,

'Najamai Mansion',
C. S. No.571/10,
More particular described in the Document.

2025 ALTERNATE ACCOMMODATION

DATE: 17.06.2025

M.V.Rs.12,94,840/-

REGN: 17.06.2025

M/s. Navroz Enterprises through Partner -
Akbar M. Kazi.

SERIAL NO.

BBE-4/12002/2025

TO

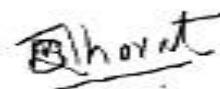
Namdeo Anandrao Landge

SCHEDULE : Flat No.1101, 11th Floor,

'Najamai Mansion',
Plot No.761,
C. S. No.571/10,
Macherji Road, Dadar Mumbai 400014

More particular described in the Document.

On this 3rd day of July, 2025



Mayur Thorat
Advocate