

# Rajesh D. Gaikwad. B.A. LLB

Advocate High Court.

Office, 4/A, Lawrence Trade Centre, Near Bassein Catholic Bank, Vasai Road (W),  
Dist. Palghar-401202. Mob., 8390531269. Email, advrajeshdgaikwad@gmail.com

Date: 25/06/2025

To,  
MahaRERA  
6<sup>th</sup> & 7<sup>th</sup> Floor, Housefin Bhavan,  
Plot No: C-21, E-Block,  
Bandra Kurla Complex, Bandra (E),  
Mumbai 400 051.

## LEGAL TITLE REPORT

**SUB: Title Clearance Certificate with respect to land bearing Plot No.97-B, CTS No. 386/11 admeasuring 216 sq. mtrs. along with Plot No. 98-A, CTS No. 386/10, admeasuring 224.30 sq. mtrs. and Plot No. 98-B, CTS No. 386/9, admeasuring 219.70 sq. mtrs. or thereabouts at Village Wadhavli, Taluka Chembur, District Mumbai Suburban (hereinafter referred to as the said Plots).**

I have investigated the title of the said plots on the request of the Owners of the Plots and following documents i.e. :-

1) Land bearing Plot No.97-B, CTS No. 386/11 admeasuring 216 sq. mtrs. or thereabouts at Village Wadhavli, Taluka Chembur, District Mumbai Suburban.

The documents of allotment of said plot are as under:

- a. Indenture of Mortgage Deed dated 20<sup>th</sup> February, 1969 executed between Didarsingh Bhogal and Bombay Housing Board (now known as Maharashtra Housing Area and Development Authority) whereby Didarsingh Bhogal obtained loan from the said MHADA for construction of the building on the said Plot of Land thereby creating charge of MHADA over the said Plot of Land
- b. Deed of Release dated 6<sup>th</sup> January, 2012 bearing Registration No. BDR-3/205/2012 executed by Smt. Amarkaur Bamrah and Mrs. Harjeet Kaur Bamrah releasing and relinquishing their respective undivided share, right, title and interest in the said Plot in favour of Mrs. Sukhwantkaur Gurmeet Bhogal, Mr. Rajindersingh Didar Bhogal and Mr. Sohansingh Didar Bhogal.



- c. Memorandum of Understanding dated 18<sup>th</sup> November, 2011 executed between the Owners of the said Plot and Mr. Amit Sadarangani, the sole proprietor of Hari Om Infrastructure, whereby the Owners had agreed to grant development rights with respect to the said Plot to the said Hari Om Infrastructure.
  - d. Development Agreement dated 24<sup>th</sup> April, 2012 executed between the Owners of the Plot (therein referred to as 'Owners'), M/s B.N.K.R. Developers Pvt. Ltd. (therein referred to as the said Developers) and Hari Om Infrastructure (therein referred to as the said Confirming Party) whereby the Owners with the consent of the said Mr. Amit Sadarangani, the sole proprietor of Hari Om Infrastructure agreed to grant development rights to the said B.N.K.R. Developers for the consideration, terms and conditions contained therein.
  - e. Petition No. 209 of 2019 filed before the Hon'ble Bombay High Court for appointment of arbitrator
  - f. Order of the Bombay High Court dated 20<sup>th</sup> December, 2014 appointing Mr. Akash Rebello, as the sole Arbitrator to adjudicate the dispute among the Owners and the said Hari Om Infrastructure
  - g. Claim and Counter Claim in said Arbitration.
  - h. Order dated 10<sup>th</sup> January, 2020 passed by the Sole Arbitrator recording that the dispute among the parties to Arbitration in being settled.
  - i. Offer letter dated 18.12.2019 from the Pardis LA LLP (the Developer) for the redevelopment of the said Plot.
  - j. Owners of the Plot and the Developer/Promoter have executed a Development Agreement dated 07.01.2020 bearing registration No. KRL5-307-2020 dated 08.01.2020 along with Power of Attorney dated 08.01.2020 bearing registration no. KRL5-308-2020 dated 08.01.2020 whereby the Owners of the Plot granted to the Promoter development rights to the said Plot.
  - k. Name of the owners are at present mutated on the Property Card of CTS No. 386/11 of Revenue Village Wadhavli, bearing mutation Nos. 1041, 1047 and 1053.
  - l. Search report for 30 years from 1996 to 2025.
- 2) Land bearing Plot No.98-A, CTS No. 386/10, admeasuring 224.30 sq. mtrs. or thereabouts at Village Wadhavli, Taluka Chembur, District Mumbai Suburban.

The documents of allotment of said plot are as under:

- a. Deed of Conveyance dated 11th March, 1960 executed between the Bombay Housing Board (Now known as MHADA) and Mr. Lachhmandas Dwarkadas Nichani, the said Bombay Housing Board, conveyed transferred and assured all that piece and parcel of land bearing Plot No. 98-A, admeasuring 224.30 sq. mtrs. or thereabout, CTS No. 386/10 of Revenue Village Wadhavli, Taluka Chembur, within the limits of Municipal Corporation for Greater Mumbai under Ward "M"



being, lying and situate at Plot No. 98-A, Collector's Colony, Chembur Mumbai 400 071, unto the said Mr. Lachhmandas Dwarkadas Nichani for the consideration and upon terms and conditions contained therein.

- b. Deed of Conveyance dated 26<sup>th</sup> February, 1997 executed by and between the parties Mr. Lachhmandas Dwarkadas Nichani, through his Constituted Attorney Mr. Arjandas Tarachand whereby he sold and conveyed, transferred and assigned all his right, title and interest in the said Plot to Mr. Manjeetsingh Prakashsingh Kewalramani. The said Deed of Conveyance is duly stamped and registered with the sub registrar office under registration no. BBJ-691/97 on 26<sup>th</sup> February, 1997.
- c. Owner of said Plot and the Pardis LA LLP (the Developer/Promoter) along with Mr. Prakashsingh Kewalramani and Mrs. Harsharan Kaur Kewalramani as the confirming party have executed a Development Agreement dated 25<sup>th</sup> July, 2019 bearing registration No. KRL5-10232-2019 dated 25.07.2019 along with Power of Attorney dated 25<sup>th</sup> July, 2019 bearing registration no. KRL5-10235-2019 dated 25.07.2019 whereby the Owner of said Plot granted to the Promoter development rights to the said Plot
- d. Name of the owners is at present mutated on the Property Card of CTS No. 386/10 of Revenue Village Wadhavli, bearing mutation No.63.
- e. Search report for 30 years from 1996 to 2025

- 3) Land bearing Plot No.98-B, CTS No. 386/9 admeasuring 219.70 sq. mtrs. or thereabouts at Village Wadhavli, Taluka Chembur, District Mumbai Suburban.

The documents of allotment of said plot are as under:

- a. Deed of Conveyance dated 26.02.1960 entered by the Bombay Housing Board (presently known as Maharashtra Housing and Area Development Authority) through their Chairman which granted, conveyed and assured to Mr. Liloomal Amalrai Sabnani right, title and interest in said Plot.
- b. Agreement dated 10<sup>th</sup> May, 1962 executed by and between Mr. Liloomal Amalrai Sabnani and one Mrs. Mohinibai Motiram Punjabi whereby the said Mr. Liloomal Amalrai Sabnani sold, transferred and assigned all his right, title and interest in the said Plot to Mrs. Mohinibai Motiram Punjabi.
- c. Agreement of Sale dated 25<sup>th</sup> September, 1993 executed by and between the said Mrs. Mohinibai Motiram Punjabi and 1) Mr. Kishanchand Gulabrai Manik, 2) Mr. Ram Gulabrai Manik, 3) Mr. Manohar Gulabrai Manik (i.e. the purchasers therein), the said Mrs. Mohinibai Motiram Punjabi transferred and assigned all her right, title and interest in the said Property to 1) Mr. Kishanchand Gulabrai Manik, 2) Mr. Ram Gulabrai Manik, 3) Mr. Manohar Gulabrai Manik (the Owners of said Plot)
- d. The Owners of the said Plot and Pardis LA LLP (the Developer/Promoter) have executed a Development Agreement dated 25<sup>th</sup> July, 2019 bearing registration No.



KRL5-10237-2019 dated 25.07.2019 along with Power of Attorney dated 25<sup>th</sup> July, 2019 bearing registration no. KRL5-10238-2019 dated 25.07.2019 whereby the Owner of the said Plot granted to the Promoter development rights to said Plot.

- e. Thereafter, the Owners of the said Plot and Developer/Promoter have entered into a Supplementary Development Agreement dated 20<sup>th</sup> May, 2025, registered with Sub-Registrar of Assurances, Mumbai Suburban District, under Serial No. MUMBAI31/12789/2025 on 20.05.2025 whereby certain terms and conditions of the said Development Agreement were modified.
- f. Name of the owners is at present mutated on the Property Card of CTS No. 386/9 of Revenue Village Wadhavli, bearing mutation No. 1016.
- g. Search report for 30 years from 1996 to 2025.

On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Mrs. Sukhwantkaur Gurmeetsingh Bhogal, Mr. Rajindersingh Didarsingh Bhogal, Mr. Sohansingh Didarsingh Bhogal Mrs. Gurjeetkaur Matharu and Mr. Ranjeetsingh Gurmeetsingh Bhogal being the Owners of Plot No.97-B, CTS No. 386/11 admeasuring 216 sq. mtrs. along with Manjeetsingh Prakashsingh Kewalramani, owner of Plot No. 98-A, CTS No. 386/10, admeasuring 224.30 sq. mtrs. and Mr. Kishinchand Gulabrai Manik, Mr. Ram Gulabrai Manik and Mr. Manohar Gulabrai Manik, owners of Plot No. 98-B, CTS No. 386/9, admeasuring 219.70 sq. mtrs. is clear, marketable and without any encumbrances.

Owners of the land are as under:

- a. Mrs. Sukhwantkaur Gurmeetsingh Bhogal, Mr. Rajindersingh Didarsingh Bhogal, Mr. Sohansingh Didarsingh Bhogal Mrs. Gurjeetkaur Matharu and Mr. Ranjeetsingh Gurmeetsingh Bhogal, Owners of Plot No.97-B, CTS No. 386/11
- b. Manjeetsingh Prakashsingh Kewalramani, Mr. Prakashsingh Kewalramani and Mrs. Harsharan Kaur Kewalramani, owners of Plot No. 98-A, CTS No. 386/10
- c. Mr. Kishinchand Gulabrai Manik, Mr. Ram Gulabrai Manik and Mr. Manohar Gulabrai Manik, owners of Plot No. 98-B, CTS No. 386/9

The report reflecting the flow of the title of Plot No.97-B, CTS No. 386/11 along with Plot No. 98-A, CTS No. 386/10 and Plot No. 98-B, CTS No. 386/9 is enclosed herewith as annexure

Encl : Annexure

Date:- 25/06/2025

  
**RAJESH D. GAIKWAD**

B.A., L.L.B.

ADVOCATE HIGH COURT, MUMBAI

Office : 4/A, Gr. flr. Lawrence Trade Centre, Near  
Bassein Catholic Bank, Vasai Road (West),  
Taluka Vasai, District Palghar - 401 202.



# **Rajesh D. Gaikwad. B.A. LL.B**

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Date: 25/06/2025

## **FLOW OF THE TITLE OF THE SAID LAND**

**A) Land bearing Plot No.97-B, CTS No. 386/11 admeasuring 216 sq. mtrs. or thereabouts at Village Wadhavli, Taluka Chembur, District Mumbai Suburban**

By a Conveyance Deed dated 20<sup>th</sup> February, 1960 executed between the Bombay Housing Board (Now known as MHADA) and Mr. Didarsingh Jeevansingh Bhogal, the said Bombay Housing Board, conveyed transferred and assured all that piece and parcel of land bearing Plot No. 97-B, admeasuring 216 sq. mtrs. or thereabout, CTS No. 386/11 of Revenue Village Wadhavli, Taluka Chembur, within the limits of Municipal Corporation for Greater Mumbai under Ward "M" being, lying and situate at Plot No. 97-B, Collector's Colony, Chembur Mumbai 400 071, (hereinafter referred to as 'Plot No. 97-B') unto the said Didarsingh Jeevansingh Bhogal for the consideration and upon terms and conditions contained therein.

The said Mr. Didarsingh Jeevansingh Bhogal constructed a bungalow known as "Bhogal Niwas" on the said Plot No. 97-B.

The said Mr. Didarsingh Jeevansingh Bhogal died intestate on 13<sup>th</sup> December, 1982 leaving behind following legal heirs as his only legal heirs as per the law of succession by which he was governed at the time of his death:

- i. Mrs. Tejkaur Didarsingh Bhogal - (Wife)
- ii. Mr. Gurmeetsingh Didarsingh Bhogal - (Son)



- iii. Mr. Rajindersingh Didarsingh Bhogal - (Son)
- iv. Mr. Sohansingh Didarsingh Bhogal - (Son)
- v. Mrs. Amarkaur Babrah - (Daughter)
- vi. Mrs. Harjeetkaur Bamrah - (Daughter)

Mrs. Tejkaur Didarsingh Bhogal, the wife of the deceased Late Mr. Didarsingh Jeevansingh Bhogal died intestate on 30<sup>th</sup> May, 1992 leaving behind following legal heirs as her only legal heirs as per the law of succession by which she was governed at the time of her death:

- i. Mr. Gurmeetsingh Didarsingh Bhogal - (Son)
- ii. Mr. Rajindersingh Didarsingh Bhogal - (Son)
- iii. Mr. Sohansingh Didarsingh Bhogal - (Son)
- iv. Mrs. Amarkaur Babrah - (Daughter)
- v. Mrs. Harjeetkaur Bamrah - (Daughter)

One of the sons of the Late Mr. Didarsingh Jeevansingh Bhogal and Late Mrs. Tejkaur Didarsingh Bhogal i.e. Mr. Gurmeetsingh Didarsingh Bhogal died intestate on 16<sup>th</sup> March, 2007 leaving behind following legal heirs as his only legal heirs as per the law of succession by which he was governed at the time of his death:

- i. Mrs. Sukhwantkaur Gurmeetsingh Bhogal -(Wife)
- ii. Mrs. Gurjeetkaur Matharu -(Married Daughter)
- iii. Mr. Ranjeet Singh Bhogal -(Son)

A Deed of Release dated 6<sup>th</sup> January, 2012 was executed by Mrs. Amarkaur Babrah and Mrs. Harjeetkaur Bamrah in favour of Mrs. Sukhwantkaur Gurmeetsingh Bhogal, Mr. Rajindersingh Didarsingh Bhogal and Mr. Sohansingh Didarsingh Bhogal. By way of the said Deed of Release Mrs. Amarkaur Babrah and Mrs. Harjeetkaur Bamrah released and relinquished their respective undivided share, right, title and interest in the said Plot No. 97-B in favour of Mrs. Sukhwantkaur Gurmeetsingh Bhogal, Mr. Rajindersingh Didarsingh Bhogal and Mr. Sohansingh Didarsingh Bhogal. The said Deed of Release is



duly stamped and registered with the concerned Sub-Registrar of Assurances under Registration No. BDR-3-205-2012.

By way of Memorandum of Understanding dated 18<sup>th</sup> November, 2011 executed between Mrs. Sukhwantkaur Gurmeetsingh Bhogal, Mr. Rajindersingh Didarsingh Bhogal and Mr. Sohansingh Didarsingh Bhogal and Amit Sadarangani, the sole proprietor of Hari Om Infrastructure, Mrs. Sukhwantkaur Gurmeetsingh Bhogal, Mr. Rajindersingh Didarsingh Bhogal and Mr. Sohansingh Didarsingh Bhogal had agreed to grant development rights with respect to the said Plot No. 97-B to the said Hari Om Infrastructure.

By way of Development Agreement dated 24<sup>th</sup> April, 2012 executed between Mrs. Sukhwantkaur Gurmeetsingh Bhogal, Mr. Rajindersingh Didarsingh Bhogal and Mr. Sohansingh Didarsingh Bhogal (therein referred to as Owners), M/s. B.N.K.R. Developers Pvt. Ltd. (therein referred to as the Developers) and Hari Om Infrastructure (therein referred to as the Confirming Party); Mrs. Sukhwantkaur Gurmeetsingh Bhogal, Mr. Rajindersingh Didarsingh Bhogal and Mr. Sohansingh Didarsingh Bhogal with the consent and confirmation of the said Mr. Amit Sadarangani, the sole proprietor of Hari Om Infrastructure agreed to grant the development rights to said B.N.K.R. Developers Pvt Ltd for the consideration, terms and condition contained therein.

There were some disputes arose between the parties to the said Memorandum of Understanding and Development Agreement and hence Mr. Amit Sadarangani, the sole proprietor of Hari Om Infrastructure invoked the arbitration clause contained in the said Memorandum of Understanding and filed a petition before Hon'ble Bombay High Court being Petition No. 209/2019 appointment of Arbitrator.

The Hon'ble Bombay High Court by its order dated 20<sup>th</sup> December, 2019 appointed Mr. Akash Rebello as the sole Arbitrator to adjudicate the dispute among the parties. The parties to the Arbitration filed claim and counter claims before the sole Arbitrator. During the pendency of the dispute the claimant unconditionally withdraw the said application and



the Sole Arbitrator vide order dated 10<sup>th</sup> January, 2020 held that the dispute has been settled amongst the parties.

By and under Development Agreement dated 7<sup>th</sup> January, 2020 bearing registration No. KRL5-307-2020 registered on 8<sup>th</sup> January, 2020, executed by Mrs. Sukhwantkaur Gurmeetsingh Bhogal, Mr. Rajindersingh Didarsingh Bhogal, Mr. Sohansingh Didarsingh Bhogal Mrs. Gurjeetkaur Matharu and Mr. Ranjeetsingh Gurmeetsingh Bhogal (therein referred to as Owners) of One Part and Pardis LA LLP, having office at Flat No. 101, 5<sup>th</sup> Avenue, Plot No. 59, Sindhi Society, Chembur (East), Mumbai 400 071 (therein referred to as the Developer) of the Other Part, along with an Irrevocable Power of Attorney executed by the Owners in favour of Mr. Sanjay G Devnani partner of PARDIS LA LLP dated 8<sup>th</sup> January, 2020, registered with Sub-Registrar of Assurances, Kurla-5 Mumbai Suburban District, under Serial No. KRL5-308-2020, the Owners have granted Development Rights to the Developer with respect to the said Plot No. 97-B upon the terms and conditions as envisaged and more specifically set out in the said Development Agreement.

The Owners of Plot No. 97-B and **Pardis LA LLP** have entered into a Development Agreement dated 7<sup>th</sup> January, 2020 and registered the same with Sub-Registrar of Assurances on 8<sup>th</sup> January, 2020 bearing Registration No. KRL5-307-2020 and simultaneously also executed an Irrevocable Power of Attorney in favour of **Mr. Sanjay G Devnani** the Partner of **Pardis LA LLP** on 8<sup>th</sup> January, 2020 bearing Registration No. KRL5-308-2020.

Name of the owners are at present mutated on the Property Card of CTS No. 386/11 of Revenue Village Wadhavli, bearing mutation Nos. 1041, 1047 and 1053.

Search report for 30 years from 1996 to 2025 taken from Sub-registrar' office at Mumbai, Bandra and Kurla 1,2,3,4,5.

There is no litigation of whatsoever nature pertaining to the abovementioned Plot.



**B) Plot No. 98-A, CTS No. 386/10, admeasuring 224.30 sq. mtrs. or thereabouts at Village Wadhavli, Taluka Chembur, District Mumbai Suburban**

By a Conveyance Deed dated 11th March, 1960 executed between the Bombay Housing Board (Now known as MHADA) and Mr. Lachhmandas Dwarkadas Nichani, the said Bombay Housing Board, conveyed transferred and assured all that piece and parcel of land bearing Plot No. 98-A, admeasuring 224.30 sq. mtrs. or thereabout, CTS No. 386/10 of Revenue Village Wadhavali, Taluka Chembur, within the limits of Municipal Corporation for Greater Mumbai under Ward "M" being, lying and situate at Plot No. 98-A, Collector's Colony, Chembur Mumbai 400 071 (hereinafter referred to as the "Plot No. 98-A"), unto the said Mr. Lachhmandas Dwarkadas Nichani for the consideration and upon terms and conditions contained therein.

The said Mr. Lachhmandas Dwarkadas Nichani constructed a bungalow on the said Plot No. 98-A.

By Deed of Conveyance dated 26th February, 1997 executed by and between the parties Mr. Lachhmandas Dwarkadas Nichani, through his Constituted Attorney Mr. Arjandas Tarachand whereby he sold and conveyed, transferred and assigned all his right, title and interest in the said Plot No. 98-A to Mr. Manjeetsingh Prakashsingh Kewalramani. The said Deed of Conveyance is duly stamped and registered with the sub registrar office under registration no. BBJ-691/97 on 26th February, 1997.

By and under Development Agreement dated 25th July, 2019 bearing registration No. KRLS-10232-2019 registered on 25<sup>th</sup> July, 2019 executed by Manjeetsingh Prakashsingh Kewalramani (therein referred to as Owner) and Mr. Prakashsingh Kewalramani and Mrs. Harsharan Kaur Kewalramani (therein referred to as the confirming party) of One Part and Pardis LA LLP, having office at Flat No. 101, 5<sup>th</sup> Avenue, Plot No. 59, Sindhi Society, Chembur (East), Mumbai 400 071 (therein referred to as the Developer) of the Other Part



along with an Irrevocable Power of Attorney in favour of Mr. Sanjay G Devnani partner of PARDIS LA LLP dated 25<sup>th</sup> July, 2019, registered with Sub-Registrar of Assurances, Kurla-5 Mumbai Suburban District, under Serial No. KRL5-10235-2019 the Owners have granted Development Rights to the Developer with respect to the said Plot No. 98-A upon the terms and conditions as envisaged and more specifically set out in the said Development Agreement.

The Owners of Plot No. 98-A and Pardis LA LLP have entered into a Development Agreement dated 25<sup>th</sup> July, 2019 and registered the same with Sub-Registrar of Assurances on 25<sup>th</sup> July, 2019 bearing Registration No. KRL5-10232-2019 and simultaneously also executed an Irrevocable Power of Attorney in favour of Mr. Sanjay G Devnani the Partner of Pardis LA LLP on 25<sup>th</sup> July, 2019 bearing Registration No. KRL5-10235-2019.

Name of the owners is at present mutated on the Property Card of CTS No. 386/10 of Revenue Village Wadhavli, bearing mutation No.63.

Search report for 30 years from 1996 to 2025 Taken from Sub-registrar' office at Mumbai, Bandra and Kurla 1,2,3,4,5.

There is no litigation of whatsoever nature pertaining to the abovementioned Plot.

**C) Plot No. 98-B, CTS No. 386/9, admeasuring 219.70 sq. mtrs. or thereabouts at Village Wadhavli, Taluka Chembur, District Mumbai Suburban**

By a Conveyance Deed dated 22nd March, 1960 executed between the Bombay Housing Board (Now known as MHADA) and Mr. Liloomal Amalrai Sabnani, the said Bombay Housing Board, conveyed transferred and assured all that piece and parcel of land bearing Plot No. 98-B, admeasuring 219.70 sq. mtrs. or thereabout, CTS No. 386/9 of Revenue Village Wadhavli, Taluka Chembur, within the limits of Municipal Corporation for Greater Mumbai under Ward "M" being, lying and situate at Plot No. 98-B, Collector's Colony, Chembur Mumbai 400 071 (hereinafter referred to as the "Plot No. 98-B"), unto



the said Mr. Liloomal Amalrai Sabnani for the consideration and upon terms and conditions contained therein.

The said Mr. Liloomal Amalrai Sabnani constructed a bungalow on the said Plot No. 98-B.

By an Agreement dated 10th May, 1962 executed by and between Mr. Liloomal Amalrai Sabnani and one Mrs. Mohinibai Motiram Punjabi whereby the said Mr. Liloomal Amalrai Sabnani sold, transferred and assigned all his right, title and interest in the said Plot No. 98-B to Mrs. Mohinibai Motiram Punjabi:

Agreement of Sale dated 15th September, 1993 executed by and between the said Mrs. Mohinibai Motiram Punjabi and 1) Mr. Kishinchand Gulabrai Manik, 2) Mr. Ram Gulabrai Manik, 3) Mr. Manohar Gulabrai Manik (i.e. the purchasers therein), the said Mrs. Mohinibai Motiram Punjabi transferred and assigned all her right, title and interest in the Plot No. 98-B to 1) Mr. Kishinchand Gulabrai Manik, 2) Mr. Ram Gulabrai Manik, 3) Mr. Manohar Gulabrai Manik (the Owners of Plot No. 98-B).

Thereafter, by and under Development Agreement dated 25th July, 2019 bearing registration No. KRL5-10237-2019 dated 25.07.2019, executed by Mr. Kishinchand Gulabrai Manik, Mr. Ram Gulabrai Manik and Mr. Manohar Gulabrai Manik (therein referred to as Owners) of One Part and Pardis LA LLP, having office at Flat No. 101, 5th Avenue, Plot No. 59, Sindhi Society, Chembur (East), Mumbai 400 071 (therein referred to as the Developer) of the Other Part, the Owners have granted Development Rights to the Developer with respect to the said Plot No. 98-B.

By and under Development Agreement dated 25th July, 2019 bearing registration No. KRL5-10237-2019 registered on 25th July, 2019, executed by Mr. Kishinchand Gulabrai Manik, Mr. Ram Gulabrai Manik and Mr. Manohar Gulabrai Manik (therein referred to as Owners) of One Part of One Part and Pardis LA LLP, having office at Flat No. 101, 5th Avenue, Plot No. 59, Sindhi Society, Chembur (East), Mumbai 400 071 (therein referred to as the Developer) of the Other Part along with an Irrevocable Power of Attorney in



favour of Mr. Sanjay G Devnani partner of PARDIS LA LLP dated 25<sup>th</sup> July, 2019, registered with Sub-Registrar of Assurances, Kurla-5 Mumbai Suburban District, under Serial No. KRL5-10238-2019, the Owners have granted Development Rights to the Developer with respect to the said Plot No. 98-B upon the terms and conditions as envisaged and more specifically set out in the said Development Agreement.

By a Supplementary Development Agreement dated 20<sup>th</sup> May, 2025, registered with Sub-Registrar of Assurances, Mumbai Suburban District, under Serial No. MUMBAI31/12789/2025 on 20.05.2025 (hereinafter referred to as "Supplementary Development Agreement") executed between the Owners of the One Part and the Developer of the Other Part, certain terms and conditions of the said Development Agreement were modified.

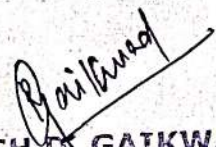
The Owners of Plot No. 98-B and Pardis LA LLP have entered into a Development Agreement dated 25<sup>th</sup> July, 2019 and registered the same with Sub-Registrar of Assurances on 25<sup>th</sup> July, 2019 bearing Registration No. KRL5-10237-2019 and simultaneously also executed an Irrevocable Power of Attorney in favour of Mr. Sanjay G Devnani the Partner of Pardis LA LLP on 25<sup>th</sup> July, 2019 bearing Registration No. KRL5-10238-2019. Thereafter, the Owners of Plot No. 98-B and Pardis LA LLP have entered into a Supplementary Development Agreement dated 20<sup>th</sup> May, 2025, registered with Sub-Registrar of Assurances, Mumbai Suburban District, under Serial No. MUMBAI31/12789/2025 on 20.05.2025.

Name of the owners is at present mutated on the Property Card of CTS No. 386/9 of Revenue Village Wadhavli, bearing mutation No. 1016.

Search report for 30 years from 1996 to 2025 Taken from Sub-registrar' office at Mumbai, Bandra and Kurla 1,2,3,4,5.

There is no litigation of whatsoever nature pertaining to the abovementioned Plot.

Date:- 25/06/2025

  
**RAJESH D. GAIKWAD**  
B.A., L.L.B.

ADVOCATE HIGH COURT, MUMBAI  
Office : 4/A, Gr. flr. Lawrence Trade Centre, Near  
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