

SATISH MISHRA & CO.

Advocates, High Court

Resi.: Room No.3, S. P. Mishra House, Near Plada House,
Old Nagardas Road, Opp. Apollo Estate,
Mogra Pada, Andheri (E), Mumbai - 400 069.

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FORMAT – A

(Circular No:- 28 /2021)

To

Maharera

Mumbai-

LEGAL TITLE REPORT

SUB: Title Clearance Certificate with respect to All that piece and parcel of the land admeasuring 1020.70 square meters being Plot bearing No. 460 of S.S. Scheme No. VII in the Registration District and Sub-District of Bombay City and Bombay Suburban AND bearing C.T.S. No. E/156 of village Bandra (hereinafter referred as the “Said Property”).

Description of the property

All that piece and parcel of the land admeasuring 1020.70 square meters being Plot bearing No. 460 of S.S. Scheme No. VII in the Registration District and Sub-District of Bombay City and Bombay Suburban AND bearing C.T.S. No. E/156 of village Bandra

We have investigated the title of the said property on the request of Co-owners of the said Property and have perused the following documents i.e.:-

1. The Documents pertaining to the flow of Title as recorded as follows:-



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- a) Consent Decree dated 19th April, 1983 registered with the office of the Joint Sub Registrar of Assurances at Andheri No. 6 under Serial No.BDR-17/8219/2015 dated 5th October, 2015.
- b) Letter dated 17.01.2006 addressed by the MCGM to M/s Shekhar Arolkar and Associates
- c) Letter dated 23.01.2006 issued by the then Architect M/s Shekar Arolkar and Associates.
- d) Release Deed dated 21st August 2006 duly registered with the office of the Sub-Registrar of Assurances at Andheri – 4 under serial number BDR-15-06339-2006
- e) Indenture of Release deed dated 21st August 2006 duly registered with the office of the Sub-Registrar of Assurances at Andheri – 4 under serial number BDR-15-06335-2006 dated 21st August 2006.
- f) Release deed dated 21st August 2006 duly registered with the office of the Sub-Registrar of Assurances at Andheri – 4 under serial number BDR-15-06337-2006.
- g) Release deed dated 21st August 2006 duly registered with the office Joint Sub Registrar of Assurances Andheri No.4, Mumbai Suburban District under Registration No.BDR15/6378/2006.
- h) Release deed dated 21st August 2006 duly registered with the office of the Sub-Registrar of Assurances at Andheri –4 under serial number BDR-15-06336-2006.
- i) Plan demarcating sub-division of the said Property identifying each Co-owners Share.
- j) Letter dated 30.01.2014 addressed by the MCGM to the City Survey Officer, Bandra.
- k) Gift Deed dated 27th July, 2017 registered in the office of the Sub-Registrar of Assurances, Mumbai under serial number BDR-15-4710-2017.



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- l) Gift Deed dated 31st July, 2018, registered with the office of Sub-Registrar of Assurances at Andheri – 4 under serial no. BDR-15-3892-2018.
- m) Gift Deed dated 28th September, 2018 registered in the office of the Sub-Registrar of Assurances at 4 under serial number BDR-15-5099-2018
- n) Gift Deed dated 04th March 2020 (BDR-17-3038-2020 dated 04th March 2020)
- o) Gift Deed dated 27th August 2020 (registered under Serial No. BDR-17-5862-2020.
- p) Order dated 27th May, 2021 passed by the Hon'ble Revenue Minister
- q) Indenture of Release dated 30th November, 2021 registered in the office of the Joint Sub-Registrar of Assurances at 7 under serial number BDR-18-16106-2021.
- r) Probate dated 16th June, 2022 in respect of the last will and Testament of Mrs Jyoti Prakash Amarnani.
- s) Deed of Conveyance dated 13th December, 2024 registered under Serial No ADR-7-21620-2024.
- t) Deed of Conveyance dated 17th January, 2025 registered with the Sub- Registrar of Assurances, Mumbai under Serial No ADR-7-1163-2025.
- u) Deed of Conveyance dated 17th January, 2025 registered in the office of the Sub-Registrar of Assurances, Mumbai, under Serial NO ADR-7-1162-2025
- v) Probate dated 13th April, 2023 granted by the Hon'ble High Court in respect of the estate of Naraindas Dayaram Amarnani.
- w) Probate dated 12th April, 2023 granted by the Hon'ble High Court in respect of the estate of Dhanwanti Naraindas Amarnani.
- x) Letter dated 11.07.2025 issued by Mitie Designers and Planners Pvt. Ltd.
- y) Development Agreement dated 21st August, 2025 registered in the office of the Sub-Registrar of Assurances on 26th August, 2025, Mumbai under Serial no MUM-14-15136-2025.
- z) Power of Attorney registered in the office of the Sub-Registrar of Assurances, Mumbai on 26th August, 2025 under Serial no MUM-14-15138-2025.



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2. Property card issued by City Survey office
3. Search report for 30 years from 1995 till 2025 issued by Mr Shriniwas Chipkar
4. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property we opine that the title of the Owners to the said Property is clear and marketable and that Starwing Developers Pvt. Ltd is entitled to the Development Rights of the said Property to the extent of 97.74% and further that the share of Mr Pavan Prem Amarnani in the said Property has been handed over to the MCGM for the purposes of the widening of the existing DP road and in view of the Architect's letter dated 11.07.2025 the setback benefits qua the Share of Mr Pavan Prem Amarnani has been excluded from the Development Agreement . Subject to the outcome of the pending Original Side Appeal (Lodging) No. 14531 of 2023 and further subject to orders passed in Commercial Execution Application (L) 15497 of 2022 in respect of 2.26% share right title and interest of Mr Pavan Prem Amarnani as set out in the table herein below the title of the owners is clear and marketable and that Starwing Developers Pvt. Ltd is entitled to the development rights thereof.

| Co-owners undivided share right title and interest in the said Property | Holding of Share, right, title and interest in The Said Amarnani Property |
|---|---|
| • Neeta Amarnani Family Trust | • 17.74% |
| • Poonam Haresh Amarnani | • 11.42% |



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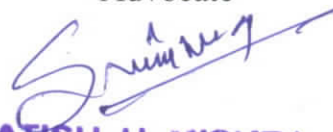
| | |
|---------------------------|----------|
| | |
| • Khawish Vikram Amarnani | • 2.86% |
| • Sushil Prakash Amarnani | • 7.15% |
| • Girish Prakash Amarnani | • 7.14% |
| • Ritesh Mukesh Punjabi | • 8.58% |
| • Pia Umesh Amarnani | • 5.71% |
| • Rani Raju Amarnani | • 22.86% |
| • Nand Naraindas Amarnani | • 9.99% |
| • Samarat Nand Amarnani | • 2.15% |
| • Roshni Pavan Shroff | • 2.14% |
| Total | 97.74% |

The report reflecting the flow of the title of all the (Owners) on the said Property and the Development rights granted by the Co-owners (except Mr Pavan Prem Amarnani) is enclosed herewith as Annexure.

Encl: Annexure

Date:- 11.09.2025

Advocate


SATISH U. MISHRA
ADVOCATE HIGH COURT
S. P. MISHRA CHAWL,
OLD NAGARDAS ROAD
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FLOW OF THE TITLE OF THE SAID LAND.

A: We have investigated the Title of the Co-Owners and the Development Rights granted by the Co-owners to the extent of 97.74 % undivided share, right title and interest in the piece and parcel of land which is more particularly described in the Schedule hereunder written:

1. By and under Consent Decree dated April 19,1983 passed in Bombay High Court Original Side Suit No.763 of 1983 (Haresh Nariandas Amarnani & 16 Others versus Bon Bihari Vishnnu Nimbkar & Anr.) the said Decree operated as a Conveyance of the property together with the structures standing thereon bearing CTS No. E/156 being Plot No.460 of S.S.Scheme No.VII at Khar more particularly described in the First Schedule thereunder written (hereinafter referred to as ‘ **the said Property** ’) in favour of the Plaintiffs in the said Suit (as per the table below) as tenants-in-common in the proportion set out against their respective names :

| Sr.No. | Name | Percentage |
|--------|------------------------------|------------|
| 1. | Haresh Nariandas Amarnani | 5.71 % |
| 2. | Jaikishan Nariandas Amarnani | 4.29 % |
| 3 | Nariandas Dayaram Amarnani | 7.15 % |
| 4. | Nand Nariandas Amarnani | 4.29 % |
| 5. | Raju Nariandas Amarnani | 8.58 % |
| 6 | Prem Nariandas Amarnani | 5.72 % |
| 7 | Prakash Nariandas Amarnani | 8.58 % |



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| | | |
|----|------------------------------|--------|
| 8 | Dhanvanti Nariandas Amarnani | 5.71 % |
| 9 | Neeta Prem Amarnani | 4.29 % |
| 10 | Poonam Haresh Amarnani | 5.71 % |
| 11 | Vishal Prem Amarnani | 5.71 % |
| 12 | Sanjay Prem Amarnani | 5.71 % |
| 13 | Pavan Prem Amarnani | 5.71 % |
| 14 | Umesh Jaikishan Amarnani | 5.71 % |
| 15 | Sushil Prakash Amarnani | 5.71 % |
| 16 | Girish Prakash Amarnani | 5.71 % |
| 17 | Vikram Haresh Amarnani | 5.71 % |
| | Total | 100% |

- a) The said Decree which operated as a Conveyance of the said Property was submitted for adjudication under the provision of the Bombay Stamp Act to the office of the Collector of Stamps and the said document was adjudicated vide No.1100900/1635/13 dated 26.11.2013. Pursuant thereto Stamp duty of the sum of Rs.9,00,350/- (Rupees Nine lakh three hundred and fifty only) was paid vide Ref.No02300042014030199066 dated March 01.2014, Further penalty of the sum of Rs.18,00,700/- (Rupees Eighteen lakhs seven hundred only) was levied by the Collector of Stamps and same was paid vide Ref.No.02300042014030199072 dated March 01, 2014. The said Decree has since been registered in the office of the Sub Registrar of Assurance at Andheri No.6 under Serial No.BDR17/8219 of 2015.
- b) On or about May 17, 2003 Naraindas Dayaram Amarnani (one of the co-owners) expired at Mumbai having made and published his Last Will and Testament dated August 1, 2002 whereby he bequeathed his 7.15 % undivided share right title and interest in the said property to his widow. Dhanvanti Naraindas Amarnani (then a co-owner) absolutely.



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- c) On or about November 30, 2005 the said Dhanvanti Naraindas Amarnani Died at Mumbai having made and published her Last Will and Testament dated October 6, 2005 whereby she bequeath her 5.71 % (original share) and the said 7.15 % (inherited share as aforesaid) aggregating 12.86 % undivided share right title and interest in the said property to her daughter-in-law Rani Raju Amarnani absolutely ;
- d) MCGM vide its letter dated 17.01.2006 granted its remarks on the plans submitted by the architect M/s Shekar Arolkar and Associates and stated that the said Property was affected by setback for the 18.30 meters wide road and inter alia certified the plan submitted in respect of the sanctioned regular line.
- e) By a letter dated 21st January, 2006 the Architect, M/s Shekhar Arolkar submitted the documents to the MCGM inter alia for the purposes of demarcation of the 18.30 meters DP Road affecting the said Property.
- f) By and under a registered Deed of Release dated August 21, 2006 made and entered into between : (i) Sushil Prakash Amarnani (ii) Girish Prakash Amarnani (iii) Vikram Haresh Amarnani (iv) Sanjay Prem Amarnani (v) Vishal Prem Amarnani (therein called ' the Releasors ') of the One Part and Nand alias Naresh Naraindas Amarnani (therein called the Releasee ') the said Releasors who each had 5.71 % undivided share right title and interest in the said property in consideration of the natural love and affection for the Releasee who had 4.29 % undivided share right title and interest in the said Property released in favour of the Releasee a portion of their undivided share right title and interest in the said property as per the table below :

| Sr.No. | Releasor | Share Released |
|--------|-------------------------|----------------|
| 1. | Sushil Prakash Amarnani | 2.36 % |
| 2. | Girish Prakash Amarnani | 1.44 % |
| 3. | Vikram Haresh Amarnani | 1.43 % |



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| | | |
|----|--------------------------|--------|
| 4. | Sanjay Prem Amarnani and | 2.38 % |
| 5. | Vishal Prem Amarnani | 2.38 % |

- g) The said Release Deed is duly registered in the office of the Joint Sub Registrar of Assurances Andheri No.4, Mumbai Suburban District under Registration No.BDR15-6335/2006dated August 21, 2006.
- h) By and under a registered Deed of Release dated August 21,2006 made and entered into between : (i) Pawan Prem Amarnani (ii) Vikram Haresh Amarnani (v) Sushil Prakash Amarnani (therein called ‘ the Releasors’) of the One Part and Jaikishan Naraindas Amarnani (therein called ‘ the Releasee’) the said Releasors who each had 5.71 % undivided share right title and interest in the said property in consideration of the natural love and affection for the Releasee who had 4.29 % undivided share right title and interest in the property released in favour of the Releasee a portion of their undivided share right title and interest in the said property as per the table below :

| Sr.No. | Releasor | Share Released |
|--------|-------------------------|----------------|
| 1. | Pawan Prem Amarnani | 2.38 % |
| 2. | Vikram Haresh Amarnani | 1.42 % |
| 3. | Sushil Prakash Amarnani | 0.49 % |

- i) The said Release Deed is duly registered in the office of the Joint Sub Registrar of Assurances Andheri No.4. Mumbai Suburban District under Registration No. BDR15-6336/2006 dated August21, 2006.
- j) By and under Registered Deed of Release dated August21 , 2006 made and entered into between Girish Prakash Amarnani (therein called ‘ the Releasor’) of the One Part



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and Rani Raaju Amarnani (therein called 'the Releasee') the said Releasor who had 5.71 % undivided share right title and interest in the said property in consideration of the natural love and affection for the Releasee who had 12.86 % undivided share right title and interest in the said property released in favour of the Releasee a 1.42 % undivided share right title and interest in the said Property.

k) The said Release Deed is duly registered in the office of the Joint Sub Registrar of Assurances Andheri No.4, Mumbai Suburban District under Registration No. BDR-15/6337/2006 dated August 21, 2006.

l) By and under a registered Deed of Release dated August 21, 2006 made and entered into between : (i) Vishal Prem Amarnani (ii) Sanjay Prem Amarnani (v) Pawan Prem Amarnani (therein called 'the Releasors') of the One Part and Neeta Prem Amarnani (therein called 'the Releasee') the said Releasors who each had 5.71 % undivided share right title and interest in the said property in consideration of the natural love and affection for the Releasee who had 4.29 % undivided share right title and interest in the said property released in favour of the Releasee a portion of their undivided share right title and interest in the said property as per the table below :

| Sr.No. | Releasor | Share Released |
|--------|----------------------|----------------|
| | | |
| 1. | Vishal Prem Amarnani | 1.07 % |
| 2. | Sanjay Prem Amarnani | 1.07 % |
| 3. | Pawan Prem Amarnani | 1.07 % |

m) The said Release Deed is duly registered in the office of the Joint Sub Registrar of Assurances Andheri No.4, Mumbai Suburban District under Registration No.BDR15/6378/2006 dated August 21, 2006.



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- n) By virtue of the aforesaid release deeds executed the respective shares of each co-owner has been set out in the table below recording each co-owners undivided share, right, title and interest in the said Property:

| Sr.No. | Name | Percentage % |
|--------|------------------------------|--------------|
| 1. | Prem Naraindas Amarnani | 5.72 % |
| 2. | Neeta Prem Amarnani | 7.50 % |
| 3. | Vishal Prem Amarnani | 2.26 % |
| 4. | Sanjay Prem Amarnani | 2.26 % |
| 5. | Pawan Prem Amarnani | 2.26 % |
| 6. | Haresh Naraindas Amarnani | 5.71 % |
| 7. | Poonam Haresh Amarnani | 5.71 % |
| 8. | Vikram Haresh Amarnani | 2.86 % |
| 9. | Prakash Naraindas Amarnani | 8.58 % |
| 10. | Sushil Prakash Amarnani | 2.86 % |
| 11. | Girish Prakash Amarnani | 2.85 % |
| 12. | Jaikishan Naraindas Amarnani | 8.58 % |
| 13. | Umesh Jaikishan Amarnani | 5.71 % |
| 14. | Raaju Naraindas Amarnani | 8.58 % |
| 15. | Rani Raaju Amarnani | 14.28 % |
| 16. | Nand Naraindas Amarnani | 14.28 % |
| | | 100.00% |

- o) The Owners had inter se amongst themselves through their Architect prepared a plan inter se notional sub division of the said Property identifying the share of each owner in the said Property.



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- p) Subsequently, vide letter dated 31.01.2014 bearing reference no ACHW/047503/SB/AEM addressed to the City Survey officer inter alia certified that the Owners of the said Property had no objection to the transfer of a portion admeasuring 143.40 square meters out of the said Property for the purposes of road widening.
- q) By and under a Gift Deed dated 04th March, 2020 duly registered with the office of the Sub-Registrar of Assurances at Andheri-6 under Serial number ADR-6-3037-2020, Prem Naraindas Amarnani therein referred to as the Donor of the First Part and Mrs. Neeta Prem Amarnani therein referred to as the Donee the said Prem Naraidas Amarnani has transferred his 5.72% undivided share right title and interest in the said Property out of natural love and affection unto Neeta Prem Amarnani thus the undivided share right title and interest.
- r) By and under a Deed of Transfer dated 05th March, 2025 registered under Serial no ADR-7-3755-2025, Neeta Prem Amarnani has transferred unto the Family Trust named as Neeta Amarnani Family Trust her 13.22% share, right, title and interest in the said Property and by virtue thereof Neeta Prem Amarnani's share in the said Property is NIL.
- s) By and under a Deed of Gift dated 05th March, 2025 registered under Serial no ADR-7-3757-2025 Vishal Amarnani has gifted unto Neeta Amarnani Family Trust his 2.26% share, right, title and interest and by virtue of the aforesaid the Neeta Amarnani Family Trust came to be entitled to 15.48% undivided share, right, title and interest in the said Property.
- t) By and under a Deed of Gift dated 05th March, 2025 registered under Serial no ADR-7-3756-2025 Sanjay Prem Amarnani has gifted unto Neeta Amarnani Family Trust his 2.26% share, right, title and interest and by virtue of the aforesaid the Neeta Amarnani Family Trust holds 17.74% undivided share, right, title and interest in the said Property.



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- u) By and under a Gift Deed dated 04th March 2020 (BDR-17-3038-2020 dated 04th March 2020) executed by and between the said Mr. Haresh Naraindas Amarnani of the One part and the said Mrs. Poonam Haresh Amarnani of the Other Part, the said Haresh Amarnani has gifted in favor of his wife the said Mrs. Poonam Amarnani his entire 5.71% share, right, title, interest in the said property in favor of the said Poonam Amarnani. The said Gift Deed was duly registered in the office of the Sub-Registrar of Assurances under serial number (BDR-17-3038-2020 dated 04th March 2020). By virtue thereof Mrs Poonam Haresh Amarnani now holds 11.42% undivided share right title and interest in the said Property.
- v) By and under a Deed of Conveyance dated 13th December, 2024_ registered under Serial No ADR-7-21620-2024 whereby Vikram Haresh Amarnani has sold transferred conveyed unto Ms. Khawish Vikram Amarnani his 2.86% share right title and interest in the said property. By virtue thereof Ms. Khawish Vikram Amarnani holds 2.86% undivided share, right title and interest in the said property.
- w) By and under an Indenture of Release dated 30th November, 2021, executed by and between the said Raaju Naraindas Amarnani of the One part and the said Mrs. Rani Raju Amarnani, the said Raaju released, transferred and conveyed in favor of the said Rani all his 8.58% share, right, title, interest in the said property in favor of the said Mrs. Rani Raju Amarnani. This indenture of Release is registered in the office of the Joint Sub-Registrar of Assurances at 7 under serial number BDR-18-16106-2021 dated 30th November 2021. By virtue thereof the share of Mrs Rani Raju Amarnani has increased to 22.86 % undivided share, right title and interest in the said Property.
- x) By and under a registered Gift Deed dated 27th August 2020 (registered under Serial No. BDR-17-5862-2020) executed by and between the said Mr. Nand Naraindas Amarnani of the one part and Mr. Samarat Nand Amarnani and Roshni Pavan Shroff nee Roshni Nand Amarnani of the Other Part, the said Nand Amarnani has gifted his 4.29% share, right, title and interest in the said property in favour of his children viz



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Mr. Samarat Nand Amarnani and Mrs. Roshin Pavan Shroff nee Roshni Nand Amarnani. By virtue thereof Mr Nand Naraindas Amarnani is now entitled to 9.99% undivided share, right, title and interest in the said Property and Mr Samrat Nand Amarnani and Mrs Roshni Pavan Shroff are entitled to 2.145% and 2.144% undivided share, right title and interest in the said Property respectively.

- y) By and under a Gift Deed dated 28th September, 2018, executed by and between the said Jaikishan Naraindas Amarnani of the One part and his wife Mrs. Aarti Jaikishan Amarnani of the Other Part, the said Jaikishan Amarnani has gifted in favor of his wife Arti Jaikishan Amarnani all his 8.58% share, right, title, interest in the said property in favor of the said Aarti. The said Gift Deed was duly registered in the office of the Sub-Registrar of Assurances at 4 under serial number BDR-15-5099-2018 dated 28th September, 2018. By virtue thereof Aarti Jaikishan Amarnani was entitled to 8.58% undivided share right title and interest in the said Property.
- z) By and under a Deed of Conveyance dated 17th January, 2025 executed by and between Mrs. Aarti Jaikishan Amarnani of the One Part and Ritesh Mukesh Punjabi, the said Aarti has conveyed/ transferred her 8.58% share, right, title and interest in favour of Ritesh Mukesh Punjabi. The said Deed of Conveyance has been duly registered with the Sub- Registrar of Assurances, Mumbai under Serial No ADR-7-1163-2025 and by virtue thereof Mr Ritesh Mukesh Punjabi is entitled to 8.58% undivided share, right, title and interest in the said Property.
- aa) By and under a Gift Deed dated 27th July, 2017, executed by and between Umesh Jaikishan Amarnani of the One part and the Mrs. Samara Ritesh Punjabi nee Preeti Jaikishan Amarnani (Samara) of the Other Part, the said Umesh Jaikishan Amarnani has gifted in favor of his sister Samara all his 5.71% share, right, title, interest in the said property in favor of the said Samara. The said Gift Deed was duly registered in the office of the Sub-Registrar of Assurances, Mumbai under serial number BDR-15-4710-2017 dated 31st July, 2017.



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- bb) By a under a Deed of Conveyance dated 17th January, 2025 executed by Samara Ritesh Punjabi of the one part and Pia Umesh Amarnani of the other part, the said Samara Ritesh Punjabi has sold conveyed, transferred all her 5.71% share, right, title and interest in the said Property in favour of Pia Umesh Amarnani. The said Deed of Conveyance has been duly registered in the office of the Sub- Registrar of Assurances, Mumbai, under Serial NO ADR-7-1162-2025 as a result of which Pia Umesh Amarnani holds 5.71% share right, title and interest in the said Property.
- cc) By and under a Gift Deed dated 31st July, 2018, registered with the office of Sub- Registrar of Assurances at Andheri – 4 under serial no. BDR-15-3892-2018 the said Prakash Naraindas Amarnani has gifted his 8.58% share, right, title and interest in the said property in favor of his wife Mrs. Jyoti Prakash Amarnani.
- dd) The said Mrs. Jyoti Prakash Amarnani died at Mumbai on 17th May, 2021 leaving behind her last Will and Testament dated 10th July, 2018. The Hon'ble High Court of Judicature at Bombay has been pleased to grant a Probate dated 16th June, 2022 in respect of the said last Will and Testament dated 10th July, 2018 of the late Mrs. Jyoti Prakash Amarnani in Testamentary Petition No. 3304 of 2021 of Will No. 1341 of 2021. In accordance with the last Will and Testament dated 10th July, 2018, said 8.58% share, right, title and interest of Jyoti Prakash Amarnani in the said property is bequeathed in favor of her two sons equally (1) Sushil Prakash Amarnani having 4.29% share, right, title and interest in the Amarnani Property; and (2) Girish Prakash Amarnani having 4.29% share, right, title and interest in the Amarnani Property. By virtue of the aforementioned Sushil Prakash Amarnani and Girish Prakash Amarnani thus are entitled to 7.15% and 7.14% undivided share right title and interest in the said Property.
- ee) With a view to establish the feasibility of the development of the said Property the Owners obtained an certificate from the Architect inter alia certifying that FSI of 23.07 square meters out of the gross plot area of the setback advantage of



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143.40 square meters handed over to the MCGM is not claimed whilst determining the feasibility of the development of the Said Property and the setback advantage to the extent of 23.07 square meters is reserved for Mr. Pavan Prem Amarnani.

ff) We have been informed that the Owners save and except Mr Pavan Prem Amarnani, (whose share in the said Property has been handed over to the MCGM for the purposes of road widening purposes and the setback advantage thereof is not being availed of thus excluded) are desirous of entering into a Development Agreement with Starwing Developers Pvt. Ltd. to the extent of their 97.74% respective share, right, title and interest. In view thereof the Owners (excluding Mr Pavan Prem Amarnani) have a clear and marketable title without any encumbrances on the said Property.

gg) The Co-owners of the said Property were desirous of developing the said Property save and except the share of Mr Pavan Prem Amarnani to the extent of 2.26% share, right, title and interest in the said Property have accordingly entered into a Development Agreement dated 21st August, 2025 with Starwing Developers Private Limited registered with the office of the Sub-Registrar of Assurances under Serial No MUM-14-15136-2025 under the terms and conditions more specifically stated therein.

hh) The Co-owners (save and except Mr Pavan Prem Amarnani) have also executed a Power of Attorney registered with the office of the Sub Registrar of Assurances under Serial no MUM-14-15138-2025 in favour of the nominees and directors of Starwing Developers Private Limited for the purposes and on behalf of the Co-owners to all acts and things necessary for the purposes of development



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of the said Property for and behalf of the owners under the terms and conditions more specifically stated therein.

- ii) By virtue of the aforesaid the co-owners respective share right title and interest in the said Property granted for Development to Starwing Developers Pvt. Ltd. has been set out in the table herein below as:

| Co-owners undivided share right title and interest in the said Property | Holding of Share, right, title and interest in The Said Amarnani Property |
|---|---|
| • Neeta Amarnani Family Trust | • 17.74% |
| • Poonam Hareesh Amarnani | • 11.42% |
| • Khawish Vikram Amarnani | • 2.86% |
| • Sushil Prakash Amarnani | • 7.15% |
| • Girish Prakash Amarnani | • 7.14% |
| • Ritesh Mukesh Punjabi | • 8.58% |
| • Pia Umesh Amarnani | • 5.71% |
| • Rani Raju Amarnani | • 22.86% |
| • Nand Naraindas Amarnani | • 9.99% |
| • Samarat Nand Amarnani | • 2.15% |



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| | |
|-----------------------|---------|
| | |
| • Roshni Pavan Shroff | • 2.14% |
| Total | 97.74% |

B: LITIGATION:

1. Thirty-Eight (38) years after passing of the Consent Decree dated 19th April, 1983, the said Bon Bihari Vishnu Nimbkar filed an Interim Application No. 6746 of 2020 (dated 23rd November, 2020) in the Original Side Suit No. 763 of 1983 (Hareesh Naraindas Amarnani & 16 Others versus Bon Bihari Vishnu Nimbkar & Anr.) praying inter alia that the Hon'ble Bombay High Court be pleased to quash and set aside the Consent Terms read with Consent Decree dated 19th April, 1983 passed by the Hon'ble Court in the said Suit No.763 of 1983. The said Interim Application was dismissed and Original Side Appeal (Lodging) No. 14531 of 2023 preferred by the heirs and legal representatives of Bon Bihari Vishnu Nimbkar is pending before the Hon'ble Court.
2. Standard Chartered Bank has pursuant to a decree dated 28th May, 2018 passed by the First instance Court, Dubai has filed a Commercial Execution Application no (L) 15497 of 2022 in respect to personal guarantee given by Mr. Pavan Prem Amarnani in respect of loans advance to Viva FZE and Viva LLC and the said matter is being contested.

C: PUBLIC NOTICE

We have not caused to issue a public notice in respect of the Owner's Title to the said Property.

D: SEARCH REPORT

On perusal of the search report issued by Mr Srinivas Chipkar for the period 1995 till 2025 (31 years) we find that there is no other document of title so as to affect the title of the Owners to the said Property.



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THE SCHEDULE HEREINABOVE REFERRED TO

All that piece and parcel of Land admeasuring 1020.70 square meters being Plot No. 460 of S.S. Scheme No. VII in the Registration District and Sub-District of Bombay City and Bombay Suburban AND bearing C.T.S. No. E/156 of village Bandra within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

- On or towards the North by: Savitri Nivas.
- On or towards the South by: 13th & 16th Road, Khar
- On or towards the East by: 15th Road, Khar
- On or towards the West by: Plot belonging to Bachani Builders formerly of Mr. Balsekar.

Date:- 11.09.2025

Advocate.

(stamp)

SATISH U. MISHRA
ADVOCATE HIGH COURT
S. P. MISHRA CHAWL,
OLD NAGARDAS ROAD
MOGRAPADA, ANDHERI (EAST)
MUMBAI - 400 069

