

Ref No: JLaw/2024/DP/NB/63

Date: 8th August, 2024

To,

Maharashtra Real Estate Regulatory Authority

6th and 7th Floor, Housefin Bhavan, Plot No. C-21,
E- Block, Bandrakurla Complex, Bandra (E),
Mumbai - 400 051.

Sub: Title clearance certificate with respect to Plot totally admeasuring 19916.05 sq. mts. all of village Borla forming part of CTS No 667A/2A, 667A/2B, 667A/2C and 667A/2D Situate at Moti Baug, Sion Trombay Road, Chembur, Mumbai - 400071

LEGAL TITLE REPORT

We have investigated the title of the following properties on request of Meraki Habitat LLP (erstwhile known as Shiv Sabari Developers), a Limited Liability Partnership.

DESCRIPTION OF THE PROPERTY:

All that piece and parcel of amalgamated Plot of Land bearing new CTS Nos. as under:

- a) CTS No. 667A/2A admeasuring 13945.50 sq. mts;
- b) CTS No. 667A/2B admeasuring 2939.50 sq. mts.;
- c) CTS No. 667A/2C admeasuring 408.05 sq. mts;

d) CTS No. 667A/2D admeasuring 2623 sq. mts.
all of Village Borla situate at Moti Baug, Sion Trombay Road, Chembur, Mumbai 400071 within in the jurisdiction of Sub-Registrar of Assurance, at Kurla (hereinafter referred to as the "**said amalgamated property**");

ERSTWHILE BEING

- A.** All that piece and parcel of larger plot of land bearing Old CTS Nos. as under:
- i) CTS Nos. 619/14, admeasuring 260.6 sq. mts,
 - ii) CTS No. 619/15, admeasuring 2738.1 sq. mts,
 - iii) CTS No. 619/21A admeasuring 6749.44 sq. mts and
 - iv) CTS No. 619/21B admeasuring 8738.26 sq. mts,
- Totally admeasuring 18486.3 sq. mts. All of village Borla forming part of Survey No. 83 Hissa No. 1B, 2, 3, 4/1, 4/2, 5B and 6 Situate at Moti Baug, Sion Trombay Road, Chembur, Mumbai - 400071 (hereinafter referred to as "said larger Property").
- B.** All that piece and parcel of portion of land admeasuring 2773sq.mtrs, out of Plot bearing old CTS Nos. 667 (pt) of village Borla situate at Moti Baug, Sion Trombay Road, Chembur, Mumbai 400071(hereinafter referred to as the " said portion of CTS No. 667 (pt)".

The said larger property and said portion of CTS No. 667 (pt) and Survey No. shall hereinafter collectively be referred to as the "said amalgamated plot".

I. DOCUMENTS PERUSED:

For the purpose of this certificate, we have perused the copy of following documents for the said amalgamated plot:

1. Conveyance deed dated 31st March, 2006 executed between (1) Mrs. Fatema Ali Sutarwala (2) Mr. Shakeel Ali Sutarwala (3) Mrs. Meherunnisa Sutarwala (4) Selina Abbas Vagh (5) Kulsum Abid Lokmanji (6) Abbas S. Sutarwala (7) Nisrin Abdeali Poonawala and M/s. Shiv Sabari Developers
2. Deed of Conveyance dated 17th January, 2017 executed between M/s. Natraj Realcon Pvt. ltd. and M/s. Shiv Sabari Developers;
3. Deed of Exchange dated 30th August, 2019 executed between M/s. Shiv Sabari Developers and Mr. Nirmal Gagubhai Chhadwa and Mrs. Leena Nirmal Chhadwa;
4. Title Report dated 11th November, 2013 r/w rectification dated 23rd September, 2014 issued by M/s. J Law Associates;
5. Title Report dated 11th December, 2017 issued by M/s. J Law Associates;
6. Title Report dated 14th November, 2020 issued by M/s. J Law Associates;
7. Title Report dated 9th February, 2023 issued by M/s J Law Associates;
8. Certificate of Registration on Conversion of Shiv Sabari Developers to Meraki Habitats LLP dated 21st December, 2021 issued by Ministry of Corporate Affairs;

9. Search Report dated 1st May, 2022 issued by search clerk Rakesh Kubal in respect of the said amalgamated plot.

II. PROPERTY CARD -

From the photocopy of the Property Card of the said amalgamated property, it appears that vide entry dated 30/11/2023, name of Meraki Habitats LLP came to be mutated in the property card;

III. SEARCH CONDUCTED:

- a) To investigate title of the said Amalgamated Plot, Public Notice dated 12th July, 2024 were published by us in daily newspapers "Free Press Journal" (English) and "Navshakti" (Marathi), Mumbai Edition. We have till date not received any objection(s)/Claim(s) pursuant to the public notices published by us in respect of the said amalgamated plot. Hereto annexed and marked as Annexure "B" is the Copy of the said public notice dated 12th July, 2024.
- b) We had caused a search to be carried out for the said amalgamated plot in the office of Sub- Registrar of Mumbai-, Bandra and Kurla from the year 1993 to 2022, and we have come across certain the transactions and encumbrances, more particularly described in search report issued by search clerk R. K. Consultant dated 1st May, 2022. Hereto annexed and marked as Annexure "C" is the Copy of the said search report dated 1st May, 2022.
- c) We have caused a search to be carried out for the said amalgamated plot in the office of Sub- Registrar of Mumbai-, Bandra and Kurla from



the year 2022 to 2024, and we have come across certain the transactions and encumbrances, more particularly described in search report issued by search clerk R. K. Consultant dated 30th July, 2024. Hereto annexed and marked as Annexure "D" is the Copy of the said search report.

IV. Owner of Plot/Land

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said amalgamated plot, being:

CTS No:- 667A/2A – Meraki Habitats LLP (erstwhile Shiv-sabari Developers);

667A/2B – Meraki Habitats LLP;

667A/2C – Meraki Habitats LLP;

667A/2D – Meraki Habitats LLP.

All of Village Borla situate at Moti Baug, Sion Trombay Road, Chembur, Mumbai 400 071 within in jurisdiction of Sub-Registrar of Assurance at Kurla, we are of the opinion that the title of abovementioned owners of the land is clear and marketable.

The Report reflecting flow of title of the Meraki Habitat Ltd. on the said land is enclosed herewith as annexure.

Yours faithfully

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Adv. Deepa Pohuja

M/s J Law Associates

Date: 08/08/2024

ANNEXURE - A

TITLE FLOW OF SAID LARGER PROPERTY

All that piece and parcel of larger plot of land bearing Old CTS Nos. as under:

- i) CTS Nos. 619/14, admeasuring 260.6 sq. mts,
- ii) CTS No. 619/15, admeasuring 2738.1 sq. mts,
- iii) CTS No. 619/21A admeasuring 6749.44 sq. mts and
- iv) CTS No. 619/21B admeasuring 8738.26 sq. mts

Totally admeasuring 18486.3 sq. mtrs All of village Borla forming part of Survey No.83 Hissa No. 1B, 2, 3, 4/1, 4/2, 5B and 6 Situate at Moti Baug, Sion Trombay Road, Chembur, Mumbai – 400071 (hereinafter referred to as "**said larger Property**").

1) Shiv Sabari Developers are owners of the said larger property alongwith the ownership rights of Nirmal Gagubhai Chhadwa and Mrs. Leena Nirmal Chhadwa to the extent of their respective portions being 1001.43 sq. mts. and 159.77 sq. mts. respectively and aggregating to 12,499 sq. ft. equivalent to 1161.20 sq. mts. in the said larger property in the following manner:

- a. **Land admeasuring 209.48 sq. mts.:** By a Deed of Conveyance dated 16th July, 1997 duly registered with the Sub- Registrar of Assurances, Kurla under Sr. No. BDR-3/2705/1997, the Vendors therein being Deepak Vilayat Bhojwani and Saroj Deepak Bhojwani sold, transferred



and conveyed to Nirmal Gagubhai Chhadwa, the Purchaser therein, the land admeasuring 2255 sq.ft. equivalent to 209.48 sq. mtrs. forming part of the said larger property together with the structure standing thereon.

- b. **Land admeasuring 65.03 sq. mts.:** By a Deed of Conveyance dated 16th July, 1997 duly registered with the Sub-Registrar of Assurances, Kurla under Sr. No. BDR-3/2937/1997, the Vendors therein being Bikas Bijay Nandi and Hiru Bikas Nandi sold, transferred and conveyed to Nirmal Gagubhai Chhadwa, the Purchaser therein, the land admeasuring 700 sq. ft. equivalent to 65.03 sq. mts. forming part of the said larger property together with the structure standing thereon.
- c. **Land admeasuring 528.6 sq. mts.:** By a Deed of Conveyance dated 30th June, 2003 duly registered with the Sub-Registrar of Assurances, Kurla under Serial No. BDR-3-4759-2003, the Vendors therein being Diwanchand Alag (through his constituted attorney Avatar Singh Alag), Mrs. Inderjit Kaur, Mrs. Sunita A. Alag and Guruvinder Singh (the partners of M/s Delta Electric and Engineering Works) sold, transferred and conveyed to Nirmal Gagubhai Chhadwa, the Purchaser therein, the lands admeasuring an aggregate area of 5690.35 sq. ft. being the built up lands admeasuring an area of 2712 sq.ft. equivalent to 251.95 sq. mtrs. and together with the open vacant land admeasuring 2978.35 sq.ft. equivalent to 276.67sq. mtrs. There by together admeasuring 5690.35 sq. ft. equivalent to 528.6 sq. mtrs., forming part of the said larger property.



- d. **Land admeasuring 198.2 sq. mts.:** By a Deed of Conveyance dated 29th December, 2004 duly registered with the Sub-Registrar of Assurances, Kurla under Serial No. BDR-3-11771-2004, the Vendors therein being Diwanchand Alag (through his constituted attorney Avatar Singh Alag), Mrs. Inderjit Kaur, Mrs. Sunita A. Alag and Guruvinder Singh (the partners of M/s Delta Electric and Engineering Works) sold, transferred and conveyed to Nirmal Gagubhai Chhadwa, the Purchaser therein, the land admeasuring 94.2 sq. mtrs equivalent to 1014.06 sq. ft. together with the structures standing thereon and together with open vacant land admeasuring 104 sq. mtrs. equivalent to 1119.56 sq. ft., thereby totally admeasuring 2133.62 sq. ft. equivalent to 198.20 sq. mtrs., forming part of the said larger property.
- e. **Land admeasuring 74.32 sq. mts.:** By a Sale Deed dated 26th June, 2002 duly registered with the Sub- Registrar of Assurances, Kurla under Serial No. BDR-3-3276-2002, the Vendors therein being Diwanchand Alag (through his constituted attorney Avatar Singh Alag), Mrs. Inderjit Kaur, Mrs. Sunita A. Alag and Guruvinder Singh sold, transferred and conveyed to Mrs. Leena Nirmal Chhadwa, the Purchaser therein, the land admeasuring 800 sq. ft. equivalent to 74.34 sq. mts. or thereabouts, forming part of the said larger property, together with the structure standing thereon.
- f. **Land admeasuring 85.46 sq. mts.:** By a Sale Deed dated 18th November, 2002 duly registered with the Sub-Registrar, Kurla under Serial No. BDR-3-6537-2002, the Vendors therein being Diwanchand

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Alag (through his constituted attorney Avatar Singh Alag), Mrs. Inderjit Kaur, Mrs. Sunita A. Alag and Guruvinder Singh sold, transferred and conveyed to Mrs. Leena Nirmal Chhadwa, the Purchaser therein, the land admeasuring approximately 920 sq. ft. equivalent to 85.40 sq. mtrs., forming part of the said larger property, together with the structure standing thereon.

g. Land admeasuring 17,181.3 sq. mts.: By a Deed of Conveyance dated 31st March 2006, M/s. Shiv Sabari Developers have purchased property from the vendor therein being (1) Fatema Alibhai Sutarwala, (2) Shakeel Alibhai Sutarwala, (3) Meherunisa Sharafatali Sutarwala, (4) Selina Abbas Vagh, (5) Kulsum Abid Lokmanji, (6) Abbas S. Sutarwala and (7) Nisrin Abdeali Poonawala sold transferred and assigned the said land forming part of the said larger property then admeasuring 17,181.3 sq.mtrs. along with the structures standing thereon and the existing tenancy thereon in favour of M/s. Shiv Sabari Developers.

h. Land bearing C.T.S. No. 619/21B: By an order of the Collector dated 25th February, 2008, the area of CTS No. 619/21B from the said land forming part of the said larger property has been surveyed and rectified to admeasure 8738.26 sq. mts. instead of 7433.26 sq. mts.

i. Vide a Conveyance dated 28th April, 2017 executed between said Mr. Haresh Lalji Gala (Vendor therein) and M/s. Shiv Sabari Developers (Purchasers therein), the said Mr. Haresh Lalji Gala transferred a structure being Gala No. 4 (admeasuring 1000 sq. ft.) alongwith land admeasuring 512 sq. ft. on one of the aforesaid plots being Plot

bearing CTS No. 619/21B of Village Borla, situate at Moti Baug, Village Borla Sion Trombay Road, Chembur, Mumbai 400071 (**“said Gala No. 4 premises”**) to M/s. Shiv Sabari Developers. The said Conveyance dated 28th April, 2017 is duly registered with Sub-Registrar of Assurances at Kurla 1 bearing registration No. KRL-1/4073/2017. The title flow for said Gala No. 4 premises is as below:

- a. Vide Indenture dated 10th March, 1993 duly registered with Sub-Registrar of Assurances under Serial No. BDR-2167/1993, Mr. Alibhai Sarafally Sutarwalla and other co-owners (Vendors therein) transferred to M/s. Delta Electric and Engineering Works (Purchasers therein) a portion of the said Larger Property being land bearing Plot No. 21, CTS No. 619/21 of Village Borla, Taluka Kurla situate at Moti baug, Sion Trombay Road, Chembur, Mumbai together with the structures standing thereon being Shed No. L-6 & M (Part) totally admeasuring land area of 12500 sq. ft. for the consideration and on the terms and conditions mentioned therein. This land area of 12500 sq. ft. was not subdivided and continued to be a part of the said larger property.
- b. M/s. Delta Electric and Engineering Works partitioned the said sheds into several independent units and one such unit is said Gala No. 4 premises admeasuring 1000 sq. ft covering land area of 512 sq. ft. on a portion of Plot No. 619/21B of the said larger property. (hereinafter gala with land below it is together referred to as “said Gala No. 4 premises”);

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- c. M/s. Delta Electric and Engineering Works (Vendors therein) entered into an Indenture of Conveyance dated 30th October, 1997 duly registered under No. BDR/3/3344 of 1997 with Mr. Haresh Lalji Gala (Purchaser therein) and transferred said Gala No. 4 premises (being structure with land below) to said Mr. Haresh Lalji Gala for consideration and on the terms and conditions mentioned therein
- j. Mr. Kapil Kunwarbabu Pathak (Vendor therein) and M/s. Shiv Sabari Developers (Purchasers therein), Mr. Kapil Kunwarbabu Pathak transferred a structure being Gala No. 5 (1000 sq. ft.) alongwith land admeasuring 512 sq. ft. on Plot bearing CTS No. 619/21B of Village Borla, Chembur, Mumbai (said Gala No. 5 premises) to said M/s. Shiv Sabari Developers. The Conveyance dated 28th April, 2017 is duly registered with Sub-Registrar of Assurances at Kurla 1 bearing registration No. KRL-1/4071/2017. The title flow for said Gala No. 5 premises is as below:
- i. Vide Indenture dated 10th March, 1993 duly registered with Sub-Registrar of Assurances under Serial No. BDR-2167/1993, Mr. Alibhai Sarafally Sutarwalla and other co-owners (Vendors therein) transferred to M/s. Delta Electric and Engineering Works (Purchasers therein) a portion of the said Larger Property being land bearing Plot No. 21, CTS No. 619/21 of Village Borla, Taluka Kurla situate at Moti baug, Sion Trombay Road, Chembur, Mumbai together with the structures standing thereon being Shed No. L-6 & M (Part) totally admeasuring land area of 12500 sq.



ft. for the consideration and on the terms and conditions mentioned therein. This land area of 12500 sq. ft. was not subdivided and continued to be a part of the said larger property.

ii. M/s. Delta Electric and Engineering Works partitioned the said sheds into several independent units and one such unit is said Gala No. 5 premises admeasuring 1000 sq. ft covering land area of 512 sq. ft. on a portion of Plot No. 619/21B of the said larger property. (hereinafter gala with land below it is together referred to as "said Gala No. 5 premises")

iii. M/s. Delta Electric and Engineering Works (Vendors therein) entered into an Indenture of Conveyance dated 30th October, 1997 duly registered under No. BDR/3/3345 of 1997 with Mr. Kapil Kunwarbabu Pathak (Purchaser therein) and transferred said Gala No. 5 premises (being structure with land below) to said Mr. Kapil Kunwarbabu Pathak for consideration and on the terms and conditions mentioned therein.

k. Tenancy rights in respect of land bearing CTS No. 619/14: Vide an Agreement for Surrender dated 13th January, 2014, One Sulphur Refinery Pvt. Ltd. (as tenant/occupant) has surrendered tenancy rights in respect of land bearing CTS No. 619/14 in favour of M/s. Shiv Sabari Developers (as landlords/owners thereon) alongwith possession thereof on the terms and conditions stated therein. The said Agreement for Surrender is duly registered with Sub Registrar of Assurances at Sr. No. KRL-1/437/2014.

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TITLE FLOW FOR - said portion of CTS No. 667 (pt) "-

All that piece and parcel of portion of land admeasuring 2773sq.mtrs, out of Plot bearing old CTS Nos. 667 (pt) of village Borla situate at Moti Baug, Sion Trombay Road, Chembur, Mumbai 400071(hereinafter referred to as the "**said portion of CTS No. 667 (pt)** ")

- 1) Based on the documents perused, we observed that Shiv Sabari Developers are owners of the land being portion admeasuring 2773 sq.mts. out of Plot bearing CTS Nos. 667(pt) of village Borla situate at Moti Baug, Sion Trombay Road, Chembur, Mumbai 400071 along with and subject to tenants and structures thereon in the following manner:
 - i. One Mr. Muncherji Nusserwanji Cama ("**said Mr. Cama**") was the owner of land bearing CTS No. 667 admeasuring 9486.5 sq. mtrs of Village Borla, Taluka Kurla. The name of said Mr. Cama appears on the Property Card as the Original Owner.
 - ii. By an Indenture dated 31st December, 1968 duly registered with the Sub Registrar of Assurance under Sr. No. BOM-R/5227 of 1968, the said Mr. Cama (Vendor therein) transferred the land bearing CTS No. 667 admeasuring 9486.5 sq. mtrs to one M/s. Bombay Samachar Private Limited (Purchasers therein).
 - iii. One Smt. Hirabai Kashinath Bhoir name was mutated as a protected tenant in the list of the said property.
 - iv. The said Original Tenant Mr. Cama as such filed an appeal before the Collector of Mumbai Suburban District for deletion of the name of the



said Smt. Hirabai Kashinath Bhoir from the records of the said property as a protected tenant.

- v. As such the Collector vide his order No. D.L.N./R.T.S. Appeal 7/60 dated 6th December 1960 and as per Talukas order No. T.N.C./S.R/21/59 dated 11th August 1961, the name of the said Smt. Hirabai Kashinath Bhoir was deleted from the list of protected tenant and as such the said Mr. Cama was the absolute owner of the said property.
- vi. By Lease Deed dated 21st November, 1968, duly registered with Sub Registrar of Assurances at No. BOM/R/4478 of 1968, one Mrs. Hirabai Kashinath Bhoir (therein referred to as "Lessor") had demised leasehold rights in respect of the said entire plot No. 667 for a period of 98 years in favour of Mr. Hansraj Pawa (therein referred to as the "Lessee") on terms and conditions stated therein.
- vii. By a Deed of Assignment & Transfer dated 2nd May, 2006 duly registered with the Sub Registrar of Assurance under Sr. No. BDR-7/2521/2006, one Mr. Hansraj Pawa (therein referred to as the "Assignor") transferred his leasehold rights in respect of the entire land bearing CTS No. 667 of village Borla admeasuring 3485 sq. mtrs. bearing Survey No. 83 Hissa No. 7 situate at Chembur (hereinafter referred to as "entire plot No. 667") and more particularly recorded therein in favour of M/s. Shiv Sabari Developers (being the Assignees therein).
- viii. By the Deed of Assignment dated 20th February, 2008, duly registered with Sub Registrar of Assurances under Sr. No. BDR-3-1590/2008 Mrs. Jaitunbi Shamroz Khan & Ors. (claiming rights through Mrs. Kashinath

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Bhoir) transferred and assigned their leasehold rights in respect of and possession of a part admeasuring 273.1 sq. mtrs. out of the said portion of 3485 sq. mtrs. from the said entire land bearing CTS No. 667 in favour of M/s Shiv Sabari Developers.

- ix. By a Deed of Surrender of Lease dated 27th July, 2010 duly registered with Sub Registrar of Assurances under Sr. No. BDR-13/7067/2010 Mrs. Jannat Rajmohammad Gulam Mohammad (claiming rights through Mrs. Kashinath Bhoir) surrendered her leasehold rights in respect of a part admeasuring 3485 sq. mtrs. from the said entire land bearing CTS No. 667 in favour of M/s Shiv Sabari Developers.
- x. By Agreement for Sale dated 5th November, 2015, said M/s. Natraj Realcon Pvt. Ltd. (Vendor therein) agreed to transfer a portion of said land bearing CTS No. 667 (pt) admeasuring 2773 sq. mtrs. to M/s. Shiv Sabari Developers (Purchasers therein) along with and subject to tenants and structures thereon. The said Agreement for Sale dated 5th November, 2015 is duly registered with the Sub Registrar of Assurance under Sr. No. KRL1-10537-2015.
- xi. By Deed of Conveyance dated 17th January, 2017 said M/s. Natraj Realcon Pvt. Ltd. (Vendor therein) transferred to M/s. Shiv Sabari Developers (Purchasers therein) the said land bearing CTS No. 667 (pt) admeasuring 2773 sq. mts. along with and subject to tenants and structures thereon. The said Conveyance dated 17.01.2017 is duly registered with Sub-Registrar of Assurances at Kurla 1 bearing Sr. No. KRL-1/564 of 2017.

- xii. It further appears that said land bearing CTS No. 667(pt) admeasuring 2773 sq. mtrs came to be affected by road set back admeasuring 38 sq. mtrs. and accordingly said Shiv Sabari Developers handed over said road set back area of 38 sq. mtrs. to the concerned authorities and therefore Shiv Sabari Developers are entitled to the balance area of 2734.75 sq. mtrs.
- xiii. In lieu thereof the said entire portion admeasuring 2773 sq. mtrs. out of the said entire land bearing CTS Nos. 667 was split into two parts as follows:
- i. CTS No. 667 A admeasuring 9448.25 sq. mtrs. (including the said portion admeasuring 2734.75 sq. mtrs. belonging to M/s Shiv Sabari Developers.
 - ii. CTS No. 667 B admeasuring 38 sq. mtrs. in the name of Municipal Corporation

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TITLE FLOW FOR – SAID AMALGAMATED PROPERTY

All that piece and parcel of amalgamated Plot of Land bearing new CTS Nos. as under:

- a) CTS No. 667A/2A admeasuring 13945.50 sq. mts;
- b) CTS No. 667A/2B admeasuring 2939.50 sq. mts.;
- c) CTS No. 667A/2C admeasuring 408.05 sq. mts;
- d) CTS No. 667A/2D admeasuring 2623 Sq. mts.

all of Village Borla situate at Moti Baug, Sion Trombay Road, Chembur, Mumbai 400071 within in the jurisdiction of Sub-Registrar of Assurance, at Kurla (hereinafter referred to as the "**said amalgamated property**");

Based on the aforesaid documents and information furnished to us, we observe as follows:

- 1) Shiv Sabari Developers had made an application dated 24th January, 2019 to the Ld. Collector for amalgamation and division of the said larger property and the said portion of CTS No. 667 (pt). The said Application came to be disposed off vide the said Order dated 30th March, 2019 whereby the Ld. Collector was pleased to amalgamate said larger property and the said portion of CTS No. 667 (pt). and divide the property as per the various letters issued by the MCGM and upon terms and conditions mentioned therein, and thereafter new CTS Nos. came to be recorded in respect of the said amalgamated plot in the following manner :

Sr.	New CTS	Area (in sq.	Purpose for	Holder
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No.	No.	mt.)	allotment by MCGM	
1	667A/2A	13945.50	For development	Shiv Sabari Developers Nirmal Gagubhai Chhadwa - 1001.43 sq. mt. Leena Nirmal Chhadwa - 159.77 sq. mt.
2.	667A/2B	2939.50	For Garden	Shiv Sabari Developers
3.	667A/2C	408.05	For Playground	Shiv Sabari Developers
4.	667A/2D	2623	Reserved for Recreation ground	Shiv Sabari Developers

- i. The change in the above CTS Nos. has also been reflected in the property cards issued in respect of the said portion.
- ii. Pursuant thereto, vide a Deed of Exchange dated 30th August 2019, the said Mr. Nirmal Gagubhai Chhadwa and Mrs. Leena Nirmal Chhadwa have sold, transferred and assigned the said respective portions being 1001.43 sq. mtrs. and 159.77 sq. mts. respectively and aggregating to 12,499 sq. ft. equivalent to 1161.20 sq. mts. out of CTS NO. 667/2A forming part of the said amalgamated plot to the said M/s Shiv Sabari Developers in exchange of area admeasuring 7799RERA



Carpet Area of constructed area in the building known as Shiv Sabari Park being constructed on the said amalgamated property.

iii. Thus, the said Shiv Sabari Developers became the absolute owners of the said amalgamated property.

iv. Subsequently in the year 2022 Shiv Sabari Developers was converted into Meraki Habitats LLP a Limited Liability Partnership and came to be recorded in the records of the Ministry of Corporate Affairs. Accordingly, the Certificate of Registration on conversion of Shiv Sabari Developers to Meraki Habitats LLP dated 21st December, 2021 was issued by the Ministry of Corporate Affairs.

v. Thus, pursuant to the aforesaid conversion, the said **Meraki Habitats LLP** became the absolute owners of the said amalgamated property.

LITIGATIONS

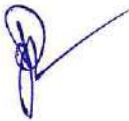
- i. One Ramabai Bhoir & Others (Plaintiffs therein) have filed TE Suit bearing No. 193/248 of 2009 before the Hon'ble Small Causes Court claiming to be legal heirs of Hirabai Bhoir and challenging the Deed of Assignment and Transfer dated 02nd May, 2006. This Suit is disposed of vide Order dated 20.04.2021.
- ii. One Ranjit Vardichand Jain had filed a Commercial Suit bearing No. 194 of 2021 and Commercial Appeal (L) No. 15498 of 2023 filed was by Nirmal Gagubhai Chhadwa & Anr. before the Hon'ble Bombay High Court. The Commercial Suit was then settled by filing Consent Terms dated 23rd September, 2023 and accordingly the Suit was disposed-off on 25th September, 2023. As the Commercial Suit was

settled by filing Consent Terms, Commercial Appeal (L) No. 15498 of 2023 was disposed off by Order dated 29th September, 2023.

ENCUMBRANCES

- i. Vide a Mortgage Deed dt. 28th June, 2022, 19 unsold units admeasuring 30,437 sq. ft. in a building known as Meraki Arena (RERA Project No: P51800007144) constructed on portion of land bearing CTS No. 667A/2A admeasuring 3588.23 sq. mts. are mortgaged with Aditya Birla Finance Limited.
- ii. Vide a Mortgage Deed dt. 20th December, 2022, 15 unsold units admeasuring 28,433 sq. ft. in a building known as Meraki Arena (RERA Project No: P51800007144) constructed on portion of land bearing CTS No. 667A/2A admeasuring 3588.23 sq. mts. are mortgaged with Aditya Birla Finance Limited.

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