



LAW SCRIBES

Advocates & Solicitors

Reference Number: **LS/NM/VNR/185**

Date: **19th March, 2025**

To:

The Maharashtra Real Estate Regulatory Authority (**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 report with respect to all that piece and parcel of land admeasuring 1,047 square meters or thereabouts (1,001.83 square meters as per the lease deed plus 45.17 square meters tit bit/ additional area as per the physical survey) in the layout of the Maharashtra Housing and Area Development Authority (hereinafter referred to as "**MHADA**") at D. N. Nagar, forming part of larger land bearing Survey No. 106-A and CTS No. 195 (part) of Village Andheri, Taluka Andheri, Mumbai Suburban District and lying, being and situate at D. N. Nagar, Andheri (West), Mumbai – 400 053 (hereinafter referred to as "**the said Land**").

1. On instructions of our clients **Platinumcorp Elegant Housing LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, holding LLP identification no. AAC-0090 and having its registered office at 801 and 802, Peninsula Heights, C. D. Barfiwala Marg, Juhu Lane, Andheri (West), Mumbai 400058, (hereinafter referred to as "**the Developer**"), we have investigated the title of the D. N. Nagar Sai Krupa Co-operative Housing Society Limited, a co-operative society registered under Maharashtra Co-operative Societies Act, 1960, bearing registration no. WK/W/HSG/(O.H.)/1823/85-86 and having its registered office at Building No. 27, D. N. Nagar, Andheri (West), Mumbai – 400 053 (hereinafter referred to as "**the Society**"), and the Developer's entitlement to put up construction on the said Land. In the course of such investigation, we have perused photocopies of the following documents:

- a. Property Register Card in respect of the said Land viz. forming part of larger land bearing CTS 195 of Village Andheri, Taluka Andheri, Mumbai Suburban District;
- b. Indenture of Lease dated 19th June, 1993, registered with the Sub-Registrar of Assurances at Bombay (Bandra) under serial no. P/2224/93;
- c. Deed of Sale dated 19th June, 1993, registered with the Sub-Registrar of Assurances at Bombay (Bandra) under serial no. P/2222/93;
- d. Declaration dated 21st September, 2024, registered with the Sub-Registrar of Assurances at Andheri no. 1 under serial no. BDR1-12629-2024;
- e. Development Agreement dated 26th September, 2024, registered with the Sub-Registrar of Assurances at Andheri no. 1 under serial no. BDR1-12631-2024;

703, 7th Floor, DLH Plaza, Beeta Society, S.V. Road, Andheri (West), Mumbai - 400 058.

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- f. Irrevocable Power of Attorney dated 26th September, 2024, registered with the Sub-Registrar of Assurances at Andheri no. 1 under serial no. BDR1-12632-2024;
 - g. Offer Letter dated 17th April, 2010 bearing no. CO/MB/Arch/NOC/F-179/2506/2010 issued by MHADA;
 - h. No Objection Certificate (NOC) dated 4th October, 2010 bearing no. CO/MB/ARCH/NOC/F-179/6208/2010 issued by MHADA;
 - i. Intimation of Approval (IOA) dated 20th October, 2021 bearing number MH/E.E/BP/Cell/GM/MHADA/105/918/2021 issued by the MHADA;
 - j. AMEND IOA dated 7th February, 2025, bearing number MH/EE/(BP)/GM/MHADA-105/918/IOA/1/Amend issued by the MHADA;
 - k. Commencement Certificate dated 28th February, 2025 bearing number MH/EE/(BP)/GM/MHADA-105/918/2025/CC/1/New issued by the MHADA;
 - l. Search report of the searches taken with the offices of the Sub-Registrar of Assurances at Mumbai, Bandra and Andheri Taluka for a period of 30 (Thirty) years from 1996 to 2025; and
 - m. Litigation Search Report dated 20th January, 2025, issued by Cubic Tree Technology Solutions Private Limited.
2. We have also issued public notices in 2 (two) newspapers viz. The Times of India (English – Mumbai edition) and Maharashtra Times (Marathi – Mumbai edition) both dated 18th November, 2024 for inviting claims in respect of the said Land.
 3. On perusal of the above mentioned documents and all relevant documents relating to title of the said Land, and subject to what is stated therein, we are of the opinion that the title of the Society viz. D. N. Nagar Sai Krupa Co-operative Housing Society Limited to the said Land, as a lessee of MHADA, is clear and without any encumbrances; and further that the Developer viz. **Platinumcorp Elegant Housing LLP** is entitled to undertake development of the said Land by constructing a new multi-storeyed building on the said Land in accordance with the terms and conditions of the Development Agreement dated 26th September, 2024.

Owner: Maharashtra Housing and Area Development Authority – CTS No. 195 (part) of Village Andheri, Taluka Andheri, Mumbai Suburban District.

Lessee: D. N. Nagar Sai Krupa Co-operative Housing Society Limited – CTS No. 195 (part) of Village Andheri, Taluka Andheri, Mumbai Suburban District – Land admeasuring 1,047 square meters or thereabouts (1,001.83 square meters as per the lease deed plus 45.17 square meters tit bit/ additional area as per the physical survey).

Developer: Platinumcorp Elegant Housing LLP – CTS No. 195 (part) of Village Andheri, Taluka Andheri, Mumbai Suburban District – D. N. Nagar Sai Krupa Co-operative Housing Society Limited – CTS No. 195 (part) of Village Andheri, Taluka



Andheri, Mumbai Suburban District – Land admeasuring 1,047 square meters or thereabouts (1,001.83 square meters as per the lease deed plus 45.17 square meters tit bit/ additional area as per the physical survey).

4. The report reflecting the flow of the entitlement of the Developer to develop the said Land is enclosed herewith and marked as Annexure 'A'.

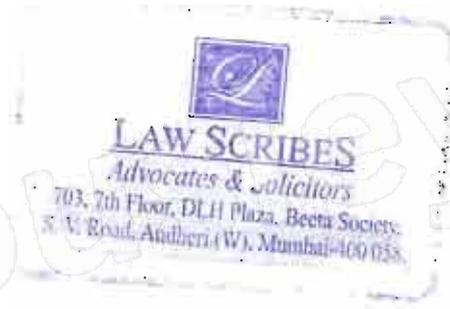
Yours faithfully

For *Law Scribes*

(Neil Mandevia)

Advocate & Solicitor

Encl.: Annexure





Annexure 'A'

Flow of the entitlement of the Developer to develop the said Land.

1. On instructions of our clients viz. the Developer being **Platinumcorp Elegant Housing LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, holding LLP identification no. AAC-0090 and having its registered office at 801 and 802, Peninsula Heights, C. D. Barfiwala Marg, Juhu Lane, Andheri (West), Mumbai 400058, we have investigated the Developer's entitlement to put up construction on the said Land as more particularly described in the **Schedule** hereunder written and as requested by the Developer, we are issuing this certificate in respect of its entitlement thereof.
2. In the course of such investigation of the entitlement of the Developer to put up construction on the said Land we have caused necessary searches to be taken with the office of the Sub-Registrar of Assurances at Mumbai, Bandra and Andheri Taluka for a period of 30 (Thirty) years from 1996 to 2025 and have also issued public notices in 2 (two) newspapers viz. The Times of India (English – Mumbai edition) and Maharashtra Times (Marathi – Mumbai edition) both dated 18th November, 2024 for inviting claims in respect of the said Land.
3. During the course of investigation, the Developer has furnished to us copies of certain documents with regard to the said Land; and we have perused the same and the following emanates therefrom:
 - a. The Maharashtra Housing and Area Development Authority (viz. MHADA) is the owner (subject to what is set out hereinafter) of the said Land.
 - b. MHADA had constructed on the said Land, a building bearing no. 27 of the D. N. Nagar layout of MHADA, comprising of ground floor plus 4 (four) upper floors and containing 40 (forty) self-contained flats/tenements (now demolished) (hereinafter referred to as "**the said Old Building**"); wherein such self-contained flats/tenements were allotted by MHADA to various persons. The Old Building has since been demolished as elaborated hereinafter. The said Land and the said Old Building are hereinafter collectively referred to as "**the said Property**".
 - c. It was envisaged by MHADA that the various allottees of flats/tenements would form themselves into a co-operative housing society and thereafter, MHADA would grant a lease in respect of the said Land and the said Old Building to and in favour of such co-operative housing society.
 - d. The various allottees of the flats/tenements in the said Old Building with the consent and concurrence of MHADA, formed themselves into a co-operative housing society, being the said Society viz. D. N. Nagar Sai Krupa Co-operative Housing Society Limited, a co-operative society registered under Maharashtra Co-operative Societies Act, 1960, bearing registration no. WK/W/HSG/(O.H.)/1823/85-86 and having its registered office at Building No. 27, D. N. Nagar, Andheri (West), Mumbai – 400 053.



- e. By and under an Indenture of Lease dated 19th June, 1993 MHADA has granted a lease in respect of the said Land to and in favour of the Society for a period of 99 (ninety-nine) years, commencing from 1st April, 1980 at and for the rent reserved thereby and for the consideration and on the terms and conditions as more particularly stated therein. The said Indenture of Lease dated 19th June, 1993 is registered with the Sub Registrar of Assurances at Bombay (Bandra) under serial no. P/2224/93 (hereinafter referred to as "**the Lease Deed**"). We have perused a photocopy of the Lease Deed.
- f. By and under a Deed of Sale dated 19th June, 1993 made and executed by MHADA in favour of the Society, MHADA has sold and transferred the said Old Building to and in favour of the Society at and for the consideration and on the terms and conditions as more particularly stated therein. The said Deed of Sale dated 19th June, 1993 is registered with the Sub Registrar of Assurances at Bombay (Bandra) under serial no. P/2222/93 (hereinafter referred to as "**the Sale Deed**"). We have perused a photocopy of the Sale Deed.
- g. In the circumstances, the Society is seized and possessed of the said Property viz. as a lessee of MHADA in respect of the said Land by virtue of the Lease Deed; and as the owner of the said Old Building by virtue of the Sale Deed.
- h. The name of the Society is presently reflected in the Property Register Card in respect of the said Land (admeasuring 1,001.83 square meters as per the Lease Deed), as a lessee of MHADA.
- i. You have informed us that, the Society has 40 (Forty) members, who were the holders of flats/premises/tenements in the said Old Building, prior to demolition of the Old Building (hereinafter referred to as "**the Existing Members**").
- j. It appears from the Development Agreement dated 26th September, 2024 (*as referred to as hereinafter*) that, the said Old Building was in a dilapidated condition and beyond economical repairs and in view thereof, the Society was desirous of appointing a fit and a proper entity engaged in the business of development and redevelopment of immovable properties to undertake the redevelopment of the said Land by demolishing the said Old Building, then standing thereon; and by constructing on the said Land, a new multistoried building, by using and utilizing the entire available Floor Space Index (hereinafter referred to as "**FSI**") emanating from the said Land and also by consuming any additional FSI as may be consumable on the said Land, in which new building *inter alia* the Existing Members of the Society were to be rehabilitated.
- k. By and under a Development Agreement dated 16th June, 2007, made and executed by and between the Society and one Shivam Parivar Developers Private Limited (a company incorporated under the provisions of the Companies Act, 1956) (hereinafter referred to as "**SPDPL**"), the Society had



granted development rights in respect of the said Property to and in favour of SPDPL, at and for the consideration and on other terms and conditions more particularly set out therein (hereinafter referred to as "**SPDPL DA**"). The said SPDPL DA is registered with the Sub-Registrar of Assurances at Andheri No. 4 under serial no. BDR15-04590-2007.

- l. In addition to SPDPL DA, the Society also executed a Power of Attorney dated 16th June, 2007, in favour of SPDPL and thereby authorised SPDPL to do various acts, deeds, matters and things in relation to and in furtherance of the redevelopment of the said Property as proposed under SPDPL DA (hereinafter referred to as "**SPDPL PoA**"). SPDPL PoA is registered with the Sub-Registrar of Assurances at Andheri no. 4 under serial no. BDR15-442-2007. The said SPDPL DA and SPDPL PoA are hereinafter collectively referred to as "**SPDPL Documents**".
- m. Thereafter, the Existing Members of the Society have since vacated the Old Building in accordance with the terms and conditions of SPDPL DA, and the said SPDPL has demolished the Old Building.
- n. Pursuant to demolition of the Old Building, since there was no progress in the matter of development of the said Land by SPDPL and since SPDPL had not made any efforts to undertake the development of the said Land, the Society terminated SPDPL Documents and initiated Arbitration Proceedings before the Sole Arbitrator appointed by the Hon'ble High Court of Judicature at Bombay. The Learned Sole Arbitrator by Order dated 7th March, 2018 passed under Section 17 of the Arbitration and Conciliation Act, 1996 in the said Arbitration Proceedings, permitted the Society to appoint a new developer to undertake development of the said Land and to construct a new building on the said Land and complete the development of the said Land (hereinafter referred to as "**the said SPDPL Termination Order**"). The Developer has informed us that, the said SPDPL has till date not challenged the said SPDPL Termination Order. Thereafter, the Society initiated Execution Proceedings in the Hon'ble High Court of Judicature at Bombay; and pursuant to an Order dated 10th October, 2019 passed by the Hon'ble High Court of Judicature at Bombay in the said Execution Proceedings, the Society has obtained the physical possession of the said Land from SPDPL on 15th October, 2019 and was since then in quiet, vacant and peaceful possession of the said Land. Thereafter the aforesaid Arbitration proceedings were finally decided off by the Ld. Sole Arbitrator vide the Arbitral Award dated 19th July, 2022. As per the said Award dated 19th July, 2022 the termination of appoint of SPDPL was held as valid and it was directed that SPDPL to pay monetary compensation to the Society as mentioned therein. SPDPL had accepted the termination but challenged the Award with respect to the monetary compensation by filing Commercial Arbitration Petition (L) No. 33399 of 2022 in the Hon'ble High Court of Judicature at Bombay under section 34 of Arbitration and Conciliation Act, 1996 which is pending for adjudication.



- o. The Society (after terminating the appointment of SPDPL and SPDPL Documents as aforesaid) was desirous of appointing another entity engaged in the business of development and redevelopment of immovable properties to undertake the redevelopment of the said Land by constructing on the said Land, a new multistoried building in accordance with the applicable provisions of law. Accordingly, the Society invited offers for redevelopment of the said Land and in response thereto, the Society received an offer from one M/s. Aditya Enterprises (a partnership firm registered under the provisions of the Indian Partnership Act, 1932) (hereinafter referred to as "**Aditya Enterprises**"), and thereafter the Society in its Special General Body meeting dated 13th October, 2019, passed the resolution for appointment of Aditya Enterprises as the developer for undertaking the redevelopment of the said Land.
- p. Thereupon by and under a Re-development Agreement dated 18th January, 2020, made and executed by and between the Society, the Existing Members of the Society and Aditya Enterprises, the Society had granted development rights in respect of the said Land to and in favour of Aditya Enterprises, at and for the consideration and on other terms and conditions more particularly set out therein (hereinafter referred to as "**Aditya Enterprises DA**"). The said Aditya Enterprises DA is registered with the Sub-Registrar of Assurances at Andheri No. 4 under serial no. BDR15-268-2020.
- q. In addition to Aditya Enterprises DA, the Society also executed a Power of Attorney dated 18th January, 2020, in favour of Aditya Enterprises and thereby authorised Aditya Enterprises to do various acts, deeds, matters and things in relation to and in furtherance of the development of the said Land as proposed under Aditya Enterprises DA (hereinafter referred to as "**Aditya Enterprises PoA**"). Aditya Enterprises PoA is registered with the Sub-Registrar of Assurances at Andheri no. 4 under serial no. BDR15-269-2020. The said Aditya Enterprises DA and Aditya Enterprises PoA are hereinafter collectively referred to as "**Aditya Enterprises Documents**".
- r. Thereafter, the said Aditya Enterprises committed defaults in timely performances of the Aditya Enterprises Documents. Since there was no progress in the matter of development and construction of the new building in the said Land and on account of other breaches on the part of Aditya Enterprises in performance of the terms of the Aditya Enterprises Documents, the Society after having given enough opportunities to the said Aditya Enterprises to rectify the same, finally terminated Aditya Enterprises Documents vide a Resolution passed in the Society's Special General Body meeting dated 24th October, 2021 followed by legal Notice dated 15th December, 2021 issued by the Society to Aditya Enterprises, and filed a Commercial Arbitration Petition (L) no. 9266 of 2022 before the Hon'ble High Court of Judicature at Bombay (hereinafter referred to as "**Aditya Enterprises Arbitration Petition**"). In the said Aditya Enterprises Arbitration Petition, the Hon'ble High Court vide Orders dated 31st March, 2023 and 9th



May, 2023 had appointed the Court Receiver to take the physical custody of the said Land. Accordingly, the designated officer from the office of Court Receiver High Court Bombay had taken physical possession and custody of the Society's property viz. the said Land on 16th May, 2023. The Developer has informed us that the said Aditya Enterprises has not challenged the termination till date.

- s. The Society (after terminating the appointment of Aditya Enterprise and Aditya Enterprises Documents as aforesaid) was desirous of appointing some other capable developer for undertaking development of the said Land. Accordingly, the Society had filed an Interim Application (L) No. 33858 of 2023 before the Hon'ble High Court of Judicature at Bombay in the said Aditya Enterprises Arbitration Petition inter alia praying therein for discharge of the Court Receiver (hereinafter referred to as "**the Interim Application**").
- t. By and under an order dated 15th March, 2024 passed in the said Interim Application, the Hon'ble Court was pleased to discharge the Court Receiver with a direction to the Court Receiver to handover possession of the said Land to the Society and the Hon'ble Court has vide the said order has also disposed off the Aditya Enterprises Arbitration Petition in terms of prayer clauses (a), (c) and (d) thereof.
- u. The Court Receiver accordingly has handed over possession of the said Land to the Society on 15th March, 2024.
- v. The Society had filed a Writ Petition (L) No. 5347 of 2022 before the Hon'ble High Court of Judicature at Bombay, challenging the revised NOC issued by the Airports Authority of India pertaining to the restrictions on height of the new building to be constructed on the said Land. The Hon'ble High Court of Judicature at Bombay vide order dated 26th August, 2024 granted ad-interim relief and made it clear that the construction if any carried out by the petitioner (either by themselves or through any developer) from the date of the said order, would also be subject to the further orders passed by the Hon'ble High Court of Judicature at Bombay.
- w. By and under a Declaration dated 21st September, 2024, registered with the Sub-Registrar of Assurances at Andheri no. 1 under serial no. BDR1-12629-2024, the Society has declared and confirmed that, SPDPL and Aditya Enterprises have no right, title, interest, share, claim or demand of any nature whatsoever in to or on the said Property and/or any part thereof and/or otherwise under the said SPDPL Documents and Aditya Enterprises Documents respectively; and the Society is entitled to deal with the said Property/the said Land in any manner it may deem fit and proper including creating third party rights, appointing developers, architects, contractors, consultants etc., for the purpose of development of the said Land, in the manner it may deem fit (including inter alia to execute the said Development Agreement (*as defined hereinafter*)). We have perused a photocopy of the said Declaration dated 21st September, 2024.



- x. By and under a Development Agreement dated 26th September, 2024 (hereinafter referred to as “**the Development Agreement**”) made and executed between the Society and the Developer, the Society has granted development rights in respect of the said Land to and in favour of the Developer, at and for the consideration and on terms and conditions more particularly contained therein. The said Development Agreement is registered with the Sub-Registrar of Assurances at Andheri no. 1 under serial no. BDR1-12631-2024. We have perused a photocopy of the said Development Agreement.
- y. In addition to the said Development Agreement, the Society has also executed an Irrevocable Power of Attorney dated 26th September, 2024 in favour of the Developer (acting through its partners/representatives) and have conferred upon the Developer, certain powers and authorities to do various acts, things, and matters with respect to the development of the said Land (hereinafter referred to as “**the Power of Attorney**”). The said Power of Attorney is registered with the Sub-Registrar of Assurances at Andheri no. 1 under serial no. BDR1-12632-2024. We have perused a photocopy of the said Power of Attorney. The said Development Agreement and the Power of Attorney are hereinafter collectively referred to as “**the Development Documents**”.
- z. As per the terms of the said Development Agreement, the Developer has agreed to provide certain constructed areas to the Existing Members as and by way of their respective permanent alternate accommodation in lieu of their respective premises in the Old Building; and the Developer has been authorised by the Society to sell the additional flats/units/premises in the new building (defined in the Development Agreement and hereinafter referred to as “**Developer’s Sale Area**”) to third parties on such terms as the Developer may deem fit and proper and which third parties would be admitted by the Society as its members.
- aa. In the circumstances, by virtue of the Development Documents, the Developer has become entitled to undertake development of the said Land on the terms and conditions mentioned in the Development Documents.
4. As regards development and construction on the said Land as proposed by the Developer, from the documents and information furnished to us it appears that:
- a. On the basis of an application made to MHADA, the MHADA has issued an Offer Letter dated 17th April, 2010 bearing no. CO/MB/Arch/NOC/F-179/2506/2010, to the Society with regard to the redevelopment of the said Land.
- b. In pursuance of the said Offer Letter dated 17th April, 2010, the MHADA has issued No Objection Certificate (NOC) dated 4th October, 2010 bearing no. CO/MB/ARCH/NOC/F-179/6208/2010 for redevelopment of the said Land.
- c. On the basis of further application/s made by the Society (and/or SPDPL



- and/or Aditya Enterprises (on behalf of the Society)) to MHADA for sanction of plans for putting up construction of a multi-storeyed building on the said Land, and based on such application/s, the MHADA has issued Intimation of Approval (IOA) dated 20th October, 2021 bearing number MH/E.E/BP/Cell/GM/MHADA/105/918/2021 for construction on the said Land;
- d. Thereafter, on the basis of application made by the Developer to MHADA for sanction of revised plans for construction of the new building on the said land, and based on such application, MHADA has issued AMEND IOA dated 7th February, 2025, bearing number MH/EE/(BP)/GM/MHADA-105/918/IOA/1/Amend for construction of new building on the said Land; and
- e. Pursuant thereto, the MHADA has also issued a Commencement Certificate dated 28th February, 2025 bearing number MH/EE/(BP)/GM/MHADA-105/918/2025/CC/1/New issued by the MHADA and has permitted to commence construction on the said Land to the extent set out therein.
5. In the course of the searches caused to be taken by us with the offices of Sub-Registrars of Assurances, at Mumbai, Bandra and Andheri Taluka from 1996 to 2025 as aforesaid, we have not come across any entries of registration of any documents, whereby the Society's title to the said Land, as lessee of MHADA and/or the Developer's entitlement to put up construction on the said Land in accordance with the terms of the Development Documents, may be adversely affected.
6. In pursuance of the above referred public notices issued by us, we have not received any claims/objections.
7. Further, as per the Litigation Search Report dated 20th January, 2025, issued by Cubic Tree Technology Solutions Private Limited in respect of the Society, there are in all 19 (nineteen) legal proceedings to which the Society is a party, out of which 11 (eleven) proceedings are disposed off; and remaining 8 (eight) proceedings are pending. The said pending proceedings include the proceedings referred to in the foregoing flow of entitlement of the Developer.
8. The Developer has informed us, that the Developer shall be making an application to the Maharashtra Real Estate Regulatory Authority for registering the project of construction on the said Land under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA").
9. In the circumstances, in our opinion, subject to what is stated hereinabove, we are of the opinion that the Developer viz. **Platinumcorp Elegant Housing LLP** is entitled to undertake development of the said Land by constructing a new multi-storied building on the said Land in accordance with the terms and conditions of the said Development Documents and in accordance with the approvals already granted and as may hereafter be granted by the MHADA and the concerned authorities for carrying out construction on the said Land; and subject to the Developer obtaining registration of the project of construction on the said Land under the provisions of RERA, the



Developer will be entitled to create third party rights in respect of the units/premises comprised in the Developer's Sale Area as per the terms and conditions set out in the Development Documents.

SCHEDULE

Description of the said Land

All that piece and parcel of D. N. Nagar Sai Krupa Co-operative Housing Society Limited – CTS No. 195 (part) of Village Andheri, Taluka Andheri, Mumbai Suburban District – Land admeasuring 1,047 square meters or thereabouts (1,001.83 square meters as per the lease deed plus 45.17 square meters tit bit/ additional area as per the physical survey) in the layout of MHADA at D. N. Nagar, forming part of larger land bearing Survey No. 106-A and CTS No. 195 (part) of Village Andheri, Taluka Andheri, Mumbai Suburban District and lying, being and situate at D. N. Nagar, Andheri (West), Mumbai – 400 053, and bounded as follows:

On or towards the North by : D. N. Nagar Building 5 known as Shivneri CHSL;
On or towards the South by : D. N. Nagar Building 28 known as Sai Dwarka CHSL;
On or towards the East by : CTS No. 196; and
On or towards the West by : 12.20 meter wide D. P. Road.

Dated this 19th day of March, 2025

For *Law Scribes*

(Neil Mandevia)
Advocate & Solicitor



PREPARED ON:20 January 2025

SUMMARY

Company Name : D.N. Nagar Sai Krupa Co-operative Housing Society Limited

Legal Cases

Supreme Court	High Court	District Court	Consumer Court	ITAT/ CESTAT	NCLT/ NCLAT	DRT/ DRAT	RERA	NGT/Others
0	17	2	0	0	0	0	0	0

*This litigation process is done for the past 15 years.

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Details of legal cases

Court	Bombay High Court
Sr No	1
Case no	ARBP/436/2021
Case Type	ARBP
Case Year	2021
Case Stage	NA
Act	Arbitration and Conciliation Act 1996
State	Maharashtra
District	Mumbai
Case details	D. N. NAGAR SAIKRIPA HOUSING SOCIETY LIMITED VS SHIVAM PARIVAR BUILDERS AND DEVELOPERS PVT. LTD.
Last Date of Hearing	44466
Next Date of Hearing	NA
Status	Disposed

Court	Bombay High Court
Sr No	2
Case no	CARBP/43/2024
Case Type	CARBP
Case Year	2024
Case Stage	NA
Act	Arbitration and Conciliation Act 1996
State	Maharashtra
District	Mumbai
Case details	THE D. N. NAGAR SAI KRUPA CO.-OP. HOUSING SOCIETY LTD VS ADITYA ENTERPRISES AND 2 ORS.
Last Date of Hearing	45049
Next Date of Hearing	NA
Status	Disposed

Court	Bombay High Court
Sr No	3
Case no	344/2017
Case Type	S
Case Year	2017
Case Stage	NA
Act	Code of Civil Procedure 1908 ---
State	Maharashtra
District	Mumbai
Case details	VAIBHAV VAIBHA GHEEWALA AND ANR, , TWISHA P PAL VS KAMLA SHIV DEVELOPERS AND 3 ORS, , DEFT NO.1,2, SACHIN VASANT MASURKAR, DEF. NO., , JITENDRA R JAIN, , D.N.NAGAR SAI KRUPA CHS, , SHIVAM PARIVAR DEVELOPERS PVT.LTD
Last Date of Hearing	29-01-2024
Next Date of Hearing	NA
Status	Disposed

Court	Bombay High Court
Sr No	4
Case no	WP/5347/2022(stamp)
Case Type	WP
Case Year	2022
Case Stage	NA
Act	Airport Authority of India Act
State	Maharashtra

District Mumbai
Case details THE D. N. NAGAR SAI KRUPA CO.-OP. HOUSING SOCIETY LTD VS UNION OF INDIA AND 4 ORS
Last Date of Hearing NA
Next Date of Hearing 21-01-2025
Status Pending

Court Bombay High Court
Sr No 5
Case no 968/2019
Case Type CHSCD
Case Year 2019
Case Stage NA
Act NA
State Maharashtra
District Mumbai
Case details D.N. NAGAR SAIKRUPA HOUSING SOC. LTD. VS SHIVAM PARIVAR BUILDERS AND DEVELOPERS PVT. LTD., , , RESPONDENT
Last Date of Hearing 07-04-2020
Next Date of Hearing NA
Status Pending

Court Bombay High Court
Sr No 6
Case no COMEXL/539/2019
Case Type COMEXL
Case Year 2019
Case Stage NA
Act NA
State Maharashtra
District Mumbai
Case details D.N. NAGAR SAIKRUPA HOUSING SOC. LTD. VS SHIVAM PARIVAR BUILDERS AND DEVELOPERS PVT. LTD., , , RESPONDENT
Last Date of Hearing 07-08-2019
Next Date of Hearing NA
Status Pending

Court Bombay High Court
Sr No 7
Case no CARAP/32489/2023(stamp)
Case Type CARAP
Case Year 2023
Case Stage NA
Act Arbitration and Conciliation Act 1996
State Maharashtra
District Mumbai
Case details D.N. NAGAR SAI KRUPA CO-OP HOUSING SOCIETY VS ADITYA ENTERPRISES
Last Date of Hearing 26-08-2024
Next Date of Hearing NA
Status Disposed

Court Bombay High Court
Sr No 8
Case no CRR/190/2023
Case Type CRR
Case Year 2023

Case Stage NA
Act Arbitration and Conciliation Act 1996
State Maharashtra
District Mumbai
Case details D.N. NAGAR SAI KRUPA CO-OP HOUSING SOCIETY VS ADITYA ENTERPRISES AND ORS.
Last Date of Hearing 15-03-2024
Next Date of Hearing NA
Status Disposed

Court Bombay High Court
Sr No 9
Case no IA/33858/2023(stamp)
Case Type IA
Case Year 2023
Case Stage NA
Act Arbitration and Conciliation Act 1996
State Maharashtra
District Mumbai
Case details D.N NAGAR SAIKRUPA CHS LTD VS ADITYA ENTERPRISES
Last Date of Hearing 14-03-2024
Next Date of Hearing NA
Status Disposed

Court Bombay High Court
Sr No 10
Case no IA/2302/2024
Case Type IA
Case Year 2024
Case Stage NA
Act NA
State Maharashtra
District Mumbai
Case details D. N. NAGAR SAI KRUPA CO-OPERATIVE HOUSING SOCIETY LTD VS ADITYA ENTERPRISES
Last Date of Hearing 12-08-2024
Next Date of Hearing NA
Status Disposed

Court Bombay High Court
Sr No 11
Case no 265/2017
Case Type ARBP
Case Year 2017
Case Stage NA
Act Arbitration and Conciliation Act 1996 9
State Maharashtra
District Mumbai
Case details D N NAGAR SAIKRIPA HOUSING SOCIETY LIMITED VS MS SHIVAM PARIVAR BUILDERS AND DEVELOPES PVT LTD, , ,
RESPONDENT
Last Date of Hearing 19-12-2018
Next Date of Hearing NA
Status Disposed

Court Bombay High Court
Sr No 12

Case no CHOL/258/2024
Case Type CHOL
Case Year 2024
Case Stage NA
Act NA
State Maharashtra
District Mumbai
Case details D. N. NAGAR SAI KRUPA CO-OPERATIVE HOUSING SOCIETY LTD VS ADITYA ENTERPRISES AND 5 ORS
Last Date of Hearing 05-07-2024
Next Date of Hearing NA
Status Disposed

Court Bombay High Court
Sr No 13
Case no IA/34582/2022(stamp)
Case Type IA
Case Year 2022
Case Stage NA
Act Arbitration and Conciliation Act 1996
State Maharashtra
District Mumbai
Case details SHIVAM PARIVAR DEVELOPERS PVT. LTD. VS D. N. NAGAR SAIKRIPA CHS. LTD.
Last Date of Hearing 21-03-2023
Next Date of Hearing NA
Status Pending

Court Bombay High Court
Sr No 14
Case no CARBP/33399/2022(stamp)
Case Type CARBP
Case Year 2022
Case Stage NA
Act Arbitration and Conciliation Act 1996
State Maharashtra
District Mumbai
Case details SHIVAM PARIVAR DEVELOPERS PVT. LTD. VS D. N. NAGAR SAIKRIPA CHS. LTD.
Last Date of Hearing 16-10-2023
Next Date of Hearing NA
Status Pending

Court Bombay High Court
Sr No 15
Case no 999/2019
Case Type ARBP
Case Year 2019
Case Stage NA
Act Arbitration and Conciliation Act 1996 29
State Maharashtra
District Mumbai
Case details D.N.NAGAR SAIKRIPA HOUSING SOCIETY LIMITED VS SHIVAM PARIVAR BUILDER AND DEVELOPERS PVT LTD
Last Date of Hearing 05-08-2019
Next Date of Hearing NA
Status Disposed

Court	Bombay High Court
Sr No	16
Case no	1344/2019
Case Type	ARBP
Case Year	2019
Case Stage	NA
Act	Arbitration and Conciliation Act 1996 9
State	Maharashtra
District	Mumbai
Case details	D. N. NAGAR SAIKRIPA HOUSING SOCIETY LIMITED VS SHIVAM PARIVAR BUILDERS AND DEVELOPORS PVT. LTD. AND ANR, , MUNICIPAL CORPORATION OF GR. MUMBAI
Last Date of Hearing	07-07-2020
Next Date of Hearing	NA
Status	Pending

Court	Bombay High Court
Sr No	17
Case no	1158/2018
Case Type	ARBP
Case Year	2018
Case Stage	NA
Act	Arbitration and Conciliation Act 1996 9
State	Maharashtra
District	Mumbai
Case details	D. N. NAGAR SAIKRIPA HOUSING SOCIETY LIMITED VS SHIVAM PARIVAR BUILDERS AND DEVELOPERS PVT. LTD.
Last Date of Hearing	23-01-2019
Next Date of Hearing	NA
Status	Disposed

Court	City Civil Court, Mumbai
Sr No	1
Case no	SUIT/101508/2024
Case Type	SUIT
Case Year	2024
Case Stage	NA
Act	CODE OF CIVIL PROCEDURE
State	Maharashtra
District	Mumbai
Case details	VAIBHAV VAIBHA GHEEWALA AND ANR VS D.N.NAGAR SAI KRUPA CHS and others
Last Date of Hearing	NA
Next Date of Hearing	19-03-2025
Status	Pending

Court	Metropolitan Magistrate, Andheri, Mumbai
Sr No	2
Case no	Summary Case/6301163/2022
Case Type	SUMMARY CASE
Case Year	2022
Case Stage	NA
Act	NEGOTIABLE INSTRUMENTS ACT
State	Maharashtra
District	Mumbai
Case details	THE D N NAGAR SAI KRUPA CO OP HOUSING SOCIETY LTD VS MS ADIYA ENTERPRISES
Last Date of Hearing	NA



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Next Date of Hearing 03-04-2025

Status Pending

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