

Ref: AVV/MJ / ²⁷⁵⁴

FORMAT- A

(Circular No. 28/2021)

To,

MahaRERA

Housefin Bhavan, Near RBI,

E Block, Bandra Kurla Complex, Bandra East,

Mumbai – 400 051.

LEGAL TITLE REPORT

Sub.: Title clearance certificate with respect to all that piece and parcel of land admeasuring 3,427.29 square metres or thereabouts bearing Cadastral Survey No. Final Plot No.686 TPS-III, of Mahim TPS Division District Mumbai City, G/N ward, situate, lying and being at Lady Jamshedji Marg, Opposite Paradise Cinema, Mahim (West), Mumbai 400 016 (“Property”).

1) We have investigated the title of the development rights of **HRUB INFRA PROJECTS PRIVATE LIMITED** (“**HRUB Infra**”) in respect of the Property and for the same, have perused the documents mentioned in point no. 2 below.

(a) **Description of the Property**

All that piece and parcel of land admeasuring 3,427.29 square metres or thereabouts bearing Cadastral Survey No. Final Plot No.686 TPS-III, of Mahim TPS Division District Mumbai City, G/N ward, situate, lying and being at Lady Jamshedji Marg, Opposite Paradise Cinema, Mahim (West), Mumbai 400 016.

(b) The copies of the documents in respect of the Property made available to us (“**Annexure-A**”).

(c) Copies of the Survey Register for the Mumbai City in respect of the Property.

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- (d) Search report dated 29th September 2025 for 30 (thirty) years for a period from 1996 till 2025 issued by Mr.Vishwas Daware for searches carried out by him in the office of the Sub-Registrar of Assurances at Mumbai in respect of *inter-alia* the Property (“**Sub Registrar Search Report**”).
- (e) Litigation search report dated 18th September 2025 issued by Cubictree Technology Solutions Private Limited for HRUB Infra Projects Private Limited and litigation search report dated 8th October 2025 for HRUB Construction LLP to ascertain litigations affecting the Property
- 2) On perusal of the above-mentioned documents and all other relevant documents and observations relating to title of the Property as more particularly mentioned in Format A (below), we are of the opinion that the Municipal Corporation of Greater Bombay is the owner of the Property and subject to what is stated herein HRUB Infra Projects Private Limited has development rights in respect of the Property and its title to the Property is free, clear, marketable and without any encumbrances.

Owners of the Property

Sr. No.	Cadastral Survey No.	Holder
1.	F.P.No.686, TPS III of Mahim TPS Division District – Mumbai City	The Municipal Corporation of Greater Bombay (“ MCGB ”)

The report reflecting the flow of the title of development rights of HRUB Infra in respect of the Property is enclosed herewith.

Encl.: Annexures

For Lexicon Law Partners


Associate Partner

Date: 30th October 2025

FORMAT – A

(Circular No. 28 /2021)

FLOW OF THE TITLE OF THE PROPERTY

1. SURVEY REGISTER CARD

We have been furnished with the copy of the Survey Register for the Mumbai City dated 6th November 2024 in respect of the Property and upon perusal thereof we note that the same stands in the name of ‘The Municipal Corporation of Greater Bombay’ i.e. MCGB (defined above) as the holder thereof.

2. FLOW OF TITLE

2.1 The Property stands in the name of MCGB.

2.2 Upon perusal of the HRUB Infra Mahim DA (defined below), it appears that, in or around the year 1976, the Property was declared as a ‘slum area’ by the Assistant Commissioner, G/North Division.

2.3 It appears that, the occupants in possession of the Property since the year 1940 formed themselves into a co-operative housing society viz., Mahim Shivsagar Cooperative Housing Society Limited, being a society registered under the Maharashtra State Co-operative Societies Act, 1960 under serial no.BOM/HSG/6185/80 (“Mahim Shivsagar CHSL”).

2.4 The members of Mahim Shivsagar CHSL in its Special General Body Meeting dated 15th September 2013 resolved *inter-alia* to appoint one Omega PR Developer LLP (“Omega”) as the developer for redevelopment of the Property.

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- 2.5 By and under a notarized Agreement for Development dated 15th September 2013 executed between Mahim Shivsagar Cooperative Housing Society Limited (therein referred to as the 'said Society') of the first part and the said Omega PR Developer LLP (therein referred to as the 'Developer') of the second part ("**Omega DA**"), Mahim Shivsagar CHSL granted development rights in respect of the Property together with buildings, shops, residential and commercial premises standing thereon in favour of Omega, at and for the consideration and upon terms and conditions more particularly stated therein.
- 2.6 By and under a notarized Irrevocable Power of Attorney dated 15th September 2013, executed by Mahim Shivsagar Co-operative Housing Society (proposed/limited) in favour of Gaurav Sethi and Nandkumar Sadashiv Naik ("**Omega POA**"), Mahim Shivsagar CHSL appointed, nominated and constituted Gaurav Sethi and Nandkumar Sadashiv Naik to be their true and lawful attorneys to execute and perform all or any acts, deeds, matters and things more particularly set out therein in relation to the development of the Property in the manner stated therein.
- 2.7 The slum dwellers/occupants of the Property formed themselves into a proposed cooperative housing society viz., Mahim Metro Cooperative Housing Society (proposed) ("**MMCHS**").
- 2.8 Thereafter, certain disputes arose between Mahim Shivsagar CHSL and Omega and consequent thereto, Omega invoked arbitration being Commercial Arbitration Petition bearing (L) No.33259 of 2022 against Mahim Shivsagar CHSL and Municipal Corporation of Greater Mumbai before the Hon'ble High Court of Judicature at Bombay on 18th October 2022 ("**Omega Arbitration I**").
- 2.9 The members of MMCHS in its Special General Body Meeting held on 5th November 2022 resolved *inter-alia* to (i) change the name of Mahim Shivsagar CHSL to Mahim Metro Cooperative Housing Society Limited, (ii) cancel/terminate the appointment of Omega as the developer, (iii) appoint one

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HRUB Construction LLP (“**HRUB Construction**”) as the developer for redevelopment of the Property and (iv) develop the Property as per Regulation 33(7) and 33(10) of Development (Control and Promotion) Regulation, 2034 (“**DCPR 2034**”).

2.10 By and under a Development Agreement notarized on 22nd November 2022 executed between Mahim Metro Cooperative Housing Society (proposed) (therein referred to as the ‘Co-Operative Society’) of the first part and HRUB Construction LLP (therein referred to as the ‘Developer’) of the second part, MMCHS granted development rights in respect of all that piece and parcel of land admeasuring 3,515.98 square metres or thereabouts bearing Final Plot No.686, TPS-III, Mahim Division, situate, lying and being at L.J Road, Opposite Paradise Cinema, Mahim (West) in favour of HRUB Construction, at and for the consideration and upon terms and conditions more particularly stated therein.

2.11 By and under a letter dated 26th November 2022 issued by MMCHS to Omega Developers LLP, MMCHS *inter-alia* terminated the appointment of Omega Developers LLP as the developer in respect of the Property in the manner more particularly mentioned therein.

2.12 Slum Rehabilitation Authority (“**SRA**”) vide letter bearing reference no.Taha-IVik/289 FP/22/Kavi-51446 dated 19th December 2022 issued in favour of Main Clerk, Engineering Department, SRA, granted its no objection for the redevelopment proposal of MMCHS in respect of the Property in terms of its circular no.144 in the manner more particularly stated therein.

2.13 It appears that, an Interim Application (L) No.6198 of 2022 was filed in the Omega Arbitration I by MMCHS.

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2.14 (A) Thereafter, on 15th February 2023 the parties to the Omega Arbitration I filed consent terms in the Omega Arbitration I (“**Consent Terms**”). The key provisions of the Consent Terms are set out as follows:

- (i) Mahim Shivsagar CHSL and its members confirmed that Omega DA and Omega POA were valid, subsisting, and binding upon Omega, Mahim Shivsagar CHSL and all its members.
- (ii) Omega undertook to complete the redevelopment work and hand over possession of the reconstructed premises within 48 (forty eight) months, with a further grace period of 6 (six) months from the date of members of Mahim Shivsagar CHSL vacating their respective premises, after obtaining requisite permissions from the concerned authorities.
- (iii) It was further agreed that in the event Omega failed to comply with the terms recorded in the Consent Terms then the Omega DA and Omega POA, would stand terminated forthwith, without any further notice to Omega.
- (iv) The Consent Terms were agreed to be read in conjunction with Omega DA, and Omega and Mahim Shivsagar CHSL further agreed that, if required, they shall execute a supplementary development agreement to incorporate the provisions of the Consent Terms.
- (v) Omega and Mahim Shivsagar CHSL agreed and acknowledged that Omega Arbitration I stood disposed of in terms of the Consent Terms.

(B) The Hon’ble High Court of Judicature at Bombay vide its order dated 15th February 2023 (“**Consent Order**”), allowed the said Interim Application (L) No.6198 of 2022 and disposed off Omega Arbitration I in terms of the Consent Terms, without prejudice to the rights of the occupants of MMCHS.

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- 2.15 By a letter dated 20th April 2023 issued by Omega to SRA, Omega *inter alia* requested SRA to withdraw the acceptance of the slum redevelopment scheme submitted by MMCHS. Thereafter, the SRA vide its letter bearing reference no.SRA/ENG/Desk-/Gen-33479/2023 dated 3rd May 2023 intimated HRUB Infra Projects Private Limited i.e. HRUB Infra (defined above), of having received the said 20th April 2023 letter from Omega and called upon it to furnish its explanation in respect thereof
- 2.16 The Assistant Commissioner, G/North Ward issued a notice bearing reference no.SAJIU/282/SANAR(AN) dated 15th May 2023 to main promoter of MMCHS for conducting a survey of the Property for certification of Annexure-II under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 (“15th May 2023 Survey Notice”).
- 2.17 On 18th August 2023, Writ Petition (L) No. 22617 of 2023 was filed by Omega before the Hon’ble High Court of Judicature at Bombay against (i) Municipal Corporation of Greater Mumbai (ii) the Assistant Commissioner, G/N Ward, Municipal Corporation of Greater Mumbai, (iii) SRA, (iv) MMCHS, (v) Mahim Shivsagar CHSL and (vi) State of Maharashtra, through the Ministry of Housing (“Writ Petition No.22617 of 2023”). Pursuant to an Interim Application No.284 of 2024 filed by HRUB Construction, it came to be impleaded as a party to the Writ Petition No.22617 of 2023. Thereafter, the Division Bench of the Hon’ble High Court of Judicature at Bombay, comprising of Justice G.S. Patel and Justice Kamal Khata, vide a notice dated 8th March 2024 issued a directive requiring that all petitions within the roster of their division bench which are still pending on a lodging numbers must have all procedural objections cleared and be finally numbered by 30th March 2024. The said notice dated 8th March 2024 further stated that failure to comply with this directive will result in automatic rejection of such petitions, and any ad-interim or interim reliefs granted will stand vacated without further reference to the Court. The said notice dated 8th March 2024 was formally issued by the Registrar (Judicial-I) and the Prothonotary & Senior Master of the High Court, Original and Appellate Side,

Bombay. Upon perusal of the case status of the Writ Petition No.22617 of 2023 on the website of the Bombay High Court, we note that the same has been disposed of on 8th March 2024.

2.18 SRA vide its Letter of Intent bearing reference no.G-N/MCGM/0148/20230123/LOI dated 21st March 2024 principally approved the slum rehabilitation scheme proposed to be undertaken by HRUB Construction on the Property for carrying out redevelopment/development of the Property under Regulation 33(7) and 33(10) of the DCPR 2034 subject to the terms and conditions more particularly stated therein

2.19 Subsequently, vide an order bearing reference no.Mumbai/upni/G-N/B-4/Section 21/Order/0142/2024 dated 25th April 2024 passed by the Deputy Registrar, Co-operative Societies, G/N Division, Mumbai, the registration of Mahim Shivsagar CHSL being then under liquidation was cancelled under the provisions of Section 21 of the Maharashtra Co-operative Societies Act, 1960 and in the manner more particularly stated therein.

2.20 Thereafter, a no objection certificate bearing reference no.R/NOC/F-2958/3939/M.B.R.&R.Board-2024 dated 3rd May 2024 was issued by the Mumbai Building Repairs and Reconstruction Board - a unit of the Maharashtra Housing and Area Development Authority in favour of the said HRUB Construction for giving its no objection for carrying out redevelopment of the cessed building situated on portion admeasuring 203.42 square meters forming part of the Property subject to terms and conditions mentioned therein.

2.21 On 13th May 2024, Commercial Arbitration Petition No. 279 of 2024 was filed by Omega against Mahim Shivsagar CHSL before Hon'ble Hight Court of Judicature at Bombay ("Omega Arbitration II"). In the Omega Arbitration II, Omega sought *inter-alia*: temporary injunction restraining Mahim Shivsagar CHSL from entering into any agreement or dealings with MMCHS, HRUB Construction, or any third party concerning the Property which will impinge

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upon the rights of Omega under the Omega DA read with Consent Terms and Consent Order.

2.22 The members of MMCHS in its Special General Body Meeting held on 21st July 2024 resolved inter alia to (a) appoint HRUB Infra as the developer for redevelopment of Property and (b) to amalgamate/club the Property with Final Plot No.663 i.e., all that piece and parcel of land admeasuring 1,961.55 square metres or thereabouts bearing Cadastral Survey No. Final Plot no.663 TPS-III, of Mahim Division District Mumbai City, G/N ward, (serial no. (a) and (b) collectively referred as “**Clubbed Plots**”) for effective redevelopment of the Clubbed Plots.

2.23 Brihanmumbai Mahangarpalika vide its letter bearing no. AC/Estate/526765/AE(I)-(II) dated 31st July 2024 has issued its no objection to HRUB Construction for issuance of Annexure – II for the combined redevelopment of the Property under Regulations 33(7) and 33(10) of DCPR-2034 by Assistant Commissioner (G/North) on the conditions stated therein.

2.24 By and under a notarized Development Agreement dated 23rd September 2024 executed between Mahim Metro Cooperative Housing Society (proposed) (therein referred to as the ‘Co-operative Society’) of the first part represented through its authorised signatories viz., Daya Shankar Yadav and 9 others and HRUB Infra Projects Private Limited (therein referred to as the ‘Developer’) of the second part (“**HRUB Infra Mahim DA**”), MMCHS granted development rights in respect of the Property to HRUB Infra ,at and for the consideration and upon terms and conditions more particularly stated therein.

2.25 By and under a notarized Power of Attorney dated 23rd September 2024 executed by Mahim Metro Co-operative Housing Society (proposed) represented through its authorised signatories viz., Daya Shankar Yadav and 9 others in favour of HRUB Infra Projects Private Limited (“**HRUB Infra Mahim POA**”), MMCHS appointed, nominated and constituted the HRUB

Infra to be their true and lawful attorneys to jointly and/or severally act for, in their name and on or behalf of MMCHS to execute and perform all or any acts, deeds, matters and things more particularly set out therein in relation to the development of the Property in the manner stated therein.

2.26 Omega withdrew the Omega Arbitration II, and the Hon'ble High Court of Judicature at Bombay, vide its order dated 14th October 2024 disposed of the Omega Arbitration II, while granting liberty to Omega to file a fresh petition.

2.27 Thereafter, SRA vide its Letter of Intent bearing reference no. GN/MCGB/0148/20230123 dated 21st November 2024 ('LOI') principally approved the slum rehabilitation scheme proposed to be undertaken by the HRUB Infra on the Clubbed Plot for carrying out redevelopment/development of the Property under Regulation 33(7) and 33(10) of the DCPR 2034 subject to the terms and conditions more particularly stated therein ("Scheme"). Following are some of features of the Scheme as set out in the LOI:

Scheme Parameters after clubbing:-

No.	Description	"Mahim metro CHS (Prop)"		Millat -E- Maharashtra CHS (Prop)"
		33 (10)	33(7)	Slum
		Parameters		
1	Plot area	3223.87	203.42	1961.55
2	Deduction for	---	---	---
	Road setback	---	---	---
	Fire Brigade Reservation	161.19	16.95	---
3	Balance plot area (1-2)	3062.68	186.47	1961.55

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4	Net area of plot for computation of tenement density	3062.68	----	1961.55
5	Addition for FSI Purpose (2 above)	161.19	16.95	---
6	Total Plot Area for FSI Purpose (4+5)	3223.87	203.42	1961.55
7	Permissible F.S.I.	4.00 or sanctioned FSI whichever is more	3.00	4.00 or sanctioned FSI whichever is more
8	BUA permissible (6x7)	12895.48 Or Sanctioned	626.44 (203.42 x 3.00+5% Additional BUA for Rehab)	7846.20 or sanctioned
9	Rehab BUA under 33 (10)	6665.26		4888.49
10	Passage & Amenity Area	4672.35		3177.52
11	Rehab Component (9+10)	11337.61		8066.01
12	Sale Component Incentive %	0.90	--	1.00
13	Sale Component (11xInventive BUA) (11x12)	10203.85		8066.01
14	Redevelopment BUA area under 33 (7) (Carpet area of existing Tenant) 269.71 x 1.20	--	323.65	---
15	Additional 5% BUA under 33 (7) for	----	16.18	----

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	existing tenement 323.65 x 5%			
16	Total Redevelopment existing tenement BUA under 33(7) (14+15)	----	339.83	---
17	Incentive Sale BUA under 33(7) as per clause 5(a) of Reg. 33(7) i.e. (78% x 16)	---	265.07	---
18	BUA in lieu of Constructed Amenity (Fire Brigade Station)	256.05		
19	Sale BUA permissible in-situ (13+17+18)	10459.90	265.07	8066.01
20	Total BUA sanctioned for the project 33(10) = 9+19 & 33(7) = 16+17	17125.16	604.90	12954.50
Rehab BUA is exchanged since tenements of Mahim Metro CHS (Prop) are shifted with consent to Millat -E- Maharashtra CHS (Prop)				
21	Rehab BUA Proposed	6665.26 <u>-5460.29</u> 1165.61		4855.84 <u>+5460.29</u> 10316.13
22	Total Sale BUA permissible	10459.90 <u>+5460.29</u> 15920.19	265.07	8066.01 <u>-5460.29</u> 2605.72
23	Total BUA Proposed in plot (21+22)	17085.80	604.90	12921.85
24	Total FSI sanctioned for the project (23/6)	5.30	2.97	6.59

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25	Total FSI for 33(7) as per Incentive scheme (16+17)		604.90	
26	Surplus Area under 33(7) (8-25)		21.54	
27	MCGM share of Surplus Area (2/3 of (26) as per clause 4 under 33(7))		14.36	
28	Developer share of Surplus area (1/3 of (26) as per clause 4 under 33 (7))		7.18	
29	Total entitlement of free sale area of Developer upon payment of capitalized value for MCGM share		21.54	
30	Gross BUA proposed in-situ (23+29)	17085.80	626.44	12921.85
31	Sale BUA	---	---	2605.72 -75.64 2530.08
32	No. of Rehab t/s. as per Reg. 33(10)			
	• Rehab Residential	18 nos.		63. nos.
	• Rehab Residential	16 nos.		06. nos.
33	Provisional PAP tenements as against non-eligible rehab tenements	68 nos.		89 nos.
	• Residential	34 nos.		76 nos.
	• Residential	34 nos.		13 nos.
34	Amenities :			02 nos.
	• Balwadi			
	• Welfare Center			02 nos.
	• Society Office			04 nos.
	• Library			02 nos.

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	• Yuva Kendra			02 nos.
	• Community Hall			01 os.

2.28 The Assistant Commissioner G/North Ward had issued Annexure II dated 25th November 2023 to the Chief Executive Officer (SRA) with respect to the Property and the same recorded that there are a total 102 occupiers. Out of those occupiers (i) 34 were eligible and (ii) 68 were ineligible (“25th November Annexure II”). Thereafter, the Assistant Commissioner G/North Ward issued Annexure II supplemental copy -1 and a letter bearing reference no.ACGN/65/AETP dated 13th May 2025 with respect to the Property and the same recorded that 22 occupants out of the 68 ineligible occupants as mentioned in the 25th November Annexure II have now been made eligible. Hence on perusal of 25th November Annexure II read with the said Annexure II supplemental copy -1 and letter bearing reference no.ACGN/65/AETP dated 13th May 2025 issued by Assistant Commissioner G/North Ward to the Chief Executive Officer (SRA) with respect to the Property we note that: there are a total 102 occupiers. Out of those (i) 56 are eligible and (ii) 46 are ineligible.

2.29 In the circumstances above, HRUB Infra became entitled to develop the Property in terms of HRUB Infra Mahim DA and HRUB Infra Mahim POA read with LOI.

3. SEARCHES AT THE OFFICE OF SUB-REGISTRAR OF ASSURANCES

We have caused searches to be conducted in the Office of the Sub – Registrar of Assurances at Bombay for a period from 1996 to 2025 in respect of *inter-alia* the Property and have been provided with the Search Report i.e. search report dated 29th September 2025 both issued by Mr.Vishwas Daware our Search Clerk in that regard. Upon perusal of the Search Report, we note that the said search report reflects:

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- (i) Undertaking dated 27th February 2024 issued by HRUB Construction to the Chief Executive Officer, SRA registered with the Joint-Sub-Registrar Mumbai City -V under serial no.BBE-5-3179 of 2024
- (ii) Undertaking dated 30th October 2024 issued by HRUB Infra to the Chief Executive Officer, SRA registered with the Joint-Sub-Registrar Mumbai City -V under serial no.BBE 5- 18106 of 2024
- (iii) Undertaking dated 9th September 2025 bearing reference no. G-N/MCGB/0148/20230123/AP/R issued by HRUB Infra to the Executive Engineer, SRA and registered with the Joint-Sub-Registrar Mumbai City -V under serial no.Mumbai 5 -15700 of 2025.

Comment:

Upon perusal of the abovementioned undertakings, we note that the same are development/construction related and do not affect the title of HRUB Infra to the Property.

4. LITIGATIONS

- 4.1 We have obtained litigation search report dated 18th September 2025 issued by Cubictree Technology Solutions Private Limited with respect to HRUB Infra read with litigation search report dated 8th October 2025 issued by Cubictree Technology Solutions Private Limited for HRUB Construction to ascertain the pending litigations against HRUB Infra and HRUB Construction in respect of the Property.
- 4.2 We have been informed by HRUB Infra that none of the litigations appearing in litigation search report dated 18th September 2025 issued by Cubictree Technology Solutions Private Limited for HRUB Infra are related to the Property.

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4.3 On perusal of the litigation search report dated 27th September 2025 for HRUB Construction, it appears that the following litigations pertain to the Property:

Sr. No	Case No.	Court	Parties	Status
1.	Writ Petition (L) No.22617 of 2023	Bombay High Court	Omega PR Developer LLP Vs HRUB Construction LLP	Disposed
2.	Suit No.10188 2 of 2023	City Civil Court, Mumbai	Sulli Ramraj Maurya VS HRUB Construction LLP	NM for Hearing
3.	Interim Applicatio n No.284 of 2024	Bombay High Court	HRUB Construction LLP Vs Omega PR Developer LLP And 6 Ors	Disposed

4.4 Writ Petition (L) No.22617 of 2023 is mentioned at point no.2.17 above and Suit No.101882 of 2023 is mentioned at 4.5 hereinbelow and Interim Application No. 284 of 2024 is mentioned at point no.2.17above

4.5 Following is a summary of the Suit No. 101882 of 2023:

Suit No.1882 of 2023 was filed by one Sulli Ramraj Maurya (“**Plaintiff**”) against (i) Radhika Kailash Maurya, (ii) Ratan Kailash Maurya, (iii) Ram Kailash Maurya, (iv) Shyam Kailash Maurya, (v) Atul Kailash Maurya, (vi) Pooja Kailash Maurya, (vii) Subhavati Shankar Maurya, (viii) Lavtu Gayaprasad Maurya and (ix) HRUB Construction (“**Defendants**”) before the City Civil Court for Greater Mumbai at Fort. The Plaintiff filed the present suit, concerning a family dispute over a paan shop which is situated at the Property. As on date, the said suit is pending and it does not affect the development rights of HRUB Infra to the Property.

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5. **PUBLIC NOTICE**

5.1 We have caused Public Notices to be published on 7th October 2025 in Navshakti, Mumbai edition (Marathi language) and Times of India classified Mumbai Edition (English language), inviting claims and objections from the public with respect to the rights of HRUB Infra in respect of the Property. We state that we have not received any claims and objections in respect of the same.

5.2 Subject to what is stated herein, we state that HRUB Infra has development rights in respect of the Property.

Encl. Annexures

For Lexicon Law Partners


Associate Partner

Date: 30th October, 2025

Annexure A

(documents in respect of the Property made available to us)

1. Survey Register for the Mumbai City dated 6th November 2024 in respect of Plot No.686 TPS-III, of Mahim TPS Division District Mumbai City, G/N ward
2. Special General Body Meeting dated 15th September 2013 of Mahim Shivsagar Cooperative Housing Society Limited
3. Notarized Agreement for Development dated 15th September 2013 executed between Mahim Shivsagar Cooperative Housing Society Limited (therein referred to as the 'said Society') of the first part and the said Omega PR Developer LLP (therein referred to as the 'Developer') of the second part.
4. Notarized Irrevocable Power of Attorney dated 15th September 2013, executed by Mahim Shivsagar Co-operative Housing Society (proposed/limited) in favour of Gaurav Sethi and Nandkumar Sadashiv Naik;
5. Special General Body Meeting dated 5th November 2022 of Shivsagar Cooperative Housing Society Limited;
6. Commercial Arbitration Petition bearing (L) No. 33259 of 2022 filed by Omega PR Developer LLP against Mahim Shivsagar CHSL and Municipal Corporation of Greater Mumbai before the Hon'ble High Court of Judicature at Bombay;
7. Special General Body Meeting dated 5th November 2022 of Mahim Metro Cooperative Housing Society (proposed)
8. Development Agreement notarized on 22nd November 2022 executed between Mahim Metro Cooperative Housing Society (proposed) (therein

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- referred to as the 'Co-Operative Society') of the first part and HRUB Construction LLP (therein referred to as the 'Developer') of the second part;
9. Letter dated 26th November 2022 issued by Mahim Metro Cooperative Housing Society (proposed) to Omega Developers LLP;
 10. Letter bearing reference no.Taha-1Vik/289 FP/22/Kavi-51446 dated 19th December 2022 issued by Slum Rehabilitation Authority in favour of Main Clerk, Engineering Department, Slum Rehabilitation Authority;
 11. Interim Application (L) No.6198 of 2022 filed in Commercial Arbitration Petition bearing (L) No. 33259 of 2022;
 12. Consent Terms dated 15th February 2023 filed in Commercial Arbitration Petition bearing (L) No. 33259 of 2022;
 13. Order dated 15th February 2023 passed in filed in Commercial Arbitration Petition bearing (L) No. 33259 of 2022;
 14. Letter bearing reference no.SRA/ENG/Desk-/Gen-33479/2023 dated 3rd May 2023 issued by Slum Rehabilitation Authority to HRUB Infra Projects Private Limited
 15. Letter dated 20th April 2023 issued by Omega PR Developer LLP to Slum Rehabilitation Authority
 16. Notice bearing reference no.SAJIU/282/SANAR(AN) dated 15th May 2023 issued by Assistant Commissioner, G/North Ward to main promoter of Mahim Metro Cooperative Housing Society ;
 17. Writ Petition (L) No. 22617 of 2023 between Omega PR Developers LLP against (i) Municipal Corporation of Greater Mumbai (ii) the Assistant Commissioner, G/N Ward, Municipal Corporation of Greater Mumbai, (iii)

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- Slum Rehabilitation Authority, (iv) Mahim Metro Cooperative Housing Society, (v) Mahim Shivsagar Cooperative Housing Society Limited and (vi) State of Maharashtra, through the Ministry of Housing
18. Annexure II dated 25th November 2023 read with Annexure II supplemental copy -1 issued by Assistant Commissioner G/North Ward
 19. Notice dated 8th March 2024 issued by Hon'ble High Court of Judicature at Bombay
 20. Letter of Intent bearing reference no.G-N/MCGM/0148/20230123/LOI dated 21st March 2024 issued by Slum Rehabilitation Authority
 21. Order bearing reference no.Mumbai/upni/G-N/B-4/Section 21/Order/0142/2024 dated 25th April 2024 passed by the Deputy Registrar, Co-operative Societies, G/N Division, Mumbai.
 22. No objection certificate bearing reference no.R/NOC/F-2958/3939/M.B.R.&R.Board-2024 dated 3rd May 2024 issued by the Mumbai Building Repairs and Reconstruction Board.
 23. Notice dated 8th March 2024 issued by High Court of Judicature at Bombay.
 24. Commercial Arbitration Petition No. 279 of 2024.
 25. Special General Body Meeting dated 21st July of Mahim Metro Cooperative housing Society.
 26. Letter bearing no. AC/Estate/526765/AE(I)-(II) dated 31st July 2024 issued by Brihanmumbai Mahangarpalika.
 27. Development Agreement dated on 23rd September 2024 executed between Mahim Metro Cooperative Housing Society (proposed) (therein referred to as

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- the 'Co-operative Society') of the first part represented through its authorised signatories viz., Daya Shankar Yadav and 9 others and HRUB Infra Projects Private Limited (therein referred to as the 'Developer') of the second part.
28. Notarized Power of Attorney dated 23rd September 2024 executed by Mahim Metro Co-operative Housing Society (proposed) represented through its authorised signatories viz., Daya Shankar Yadav and 9 others in favour of HRUB Infra Projects Private Limited
 29. Order dated 14th October 2024 passed in Commercial Arbitration Petition No. 279 of 2024
 30. Letter of Intent bearing reference no. GN/MCGB/0148/20230123 dated 21st November 2024 issued by Slum Rehabilitation Authority
 31. Order bearing reference no. Mumbai/upni/G-N/B-4/Section 21/Order/0142/2024 dated 25th April 2024 passed by the Deputy Registrar, Co-operative Societies, G/N Division, Mumbai
 32. No objection certificate bearing reference no. R/NOC/F-2958/3939/M.B.R.&R.Board-2024 dated 3rd May 2024 issued by the Mumbai Building Repairs and Reconstruction Board
 33. Commercial Arbitration Petition No. 279 of 2024 filed between Omega PR Developer LLP against Mahim Shivsagar Cooperative Housing Society Limited
 34. Special General Body Meeting dated 21st July 2024 of Mahim Metro Cooperative Housing Society
 35. Letter bearing no. AC/Estate/526765/AE(I)-(II) dated 31st July 2024 issued by Brihanmumbai Mahangarpalika

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36. Notarized Development Agreement dated 23rd September 2024 executed between Mahim Metro Cooperative Housing Society (proposed) (therein referred to as the 'Co-operative Society') of the first part represented through its authorised signatories viz., Daya Shankar Yadav and 9 others and HRUB Infra Projects Private Limited (therein referred to as the 'Developer') of the second part
37. Notarized Power of Attorney dated 23rd September 2024 executed by Mahim Metro Co-operative Housing Society (proposed) represented through its authorised signatories viz., Daya Shankar Yadav and 9 others in favour of HRUB Infra Projects Private Limited
38. Order dated 14th October 2024 passed in Commercial Arbitration Petition No.279 of 2024
39. Letter of Intent bearing reference no. GN/MCGB/0148/20230123 dated 21st November 2024 issued by Slum Rehabilitation Authority
40. Annexure II dated 13th May 2025

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