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FORMAT - A

(Circular No. 28 / 2021)

To
**MahaRERA Authority,
Mumbai.**

Date: 08th September 2025

LEGAL TITLE REPORT

Sub:	Title Clearance Certificate in respect of all those pieces and parcel of land admeasuring 899.64 Square meters (9684 Square Feet) bearing CTS No. 738, 739 and 740 of Bandra E Village, situated at Plot no. 103, 10 th Road Khar, Mumbai – 400 052 situated in the jurisdiction of Sub-registrar II, Andheri Mumbai Suburban, Mumbai together with the building standing thereon, known as “ Arora Bhavan ” which comprises 3 floors and consists of 13 residential units (hereinafter referred to as “ the said property ”)
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- 1) We have investigated the title of the said property at the request of the Developer/Promoter, **Hariom Sayaji Properties LLP**, the proposed Developer, and have perused the following documents:
 - a) Chain of Title Documents from 1965 to 2025 (61 years) as listed in **Annexure A**;
 - b) Property Card - The PR Cards for CTS E/738, E/739 and E/740 corroborate (a) the sale from Amarchand Amarchand Verma to Issardas Dewoomal Mardani (1947/1949), (b) inheritance to (i) Hatibai Issardas Madani; (ii) Naraindas Issardas Madani; and (iii) Devibai Issardas Madani (1960), (c) sale to Mukundlal Jaidayal Arora & Gurucharansingh Jaidayal Arora (1960), (d) mutation on Mukundlal's death (2008) – inheritance to Smt. Shanidevi Mukundlal Arora [deceased] Rambabu Mukundlal Arora, Manjit Singh Mukundlal Arora, and (e) the 2013 gift mutation in favour of **Shimpa Harpreet Arora**.; and
 - c) We have perused the Search Report for 60 years from 1965 to 2024; and for two years, 2024 to 2025, issued by Property Title Investigator, Dattaram Sail on issued by Property Title Investigator, Dattaram Sail on 17th April 2024, and 07th September 2025, respectively.
- 2) On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property we are of the considerate opinion that the title of owners is clear, marketable and without any encumbrances.
 - a) **OWNERS OF SAID PROPERTY:** 738, 739, and 740 Situated at: 10th Road, Khar (East), Bandra (East), Mumbai – 400 052 is owned by:
 - i) **Shimpa Harpreet Arora** – 1/3rd undivided share [33.33%].
 - ii) **Manjit Singh Mukundlal Arora** – 1/6th undivided share [16.67%].

- iii) **Gurbhej Singh Gurucharansingh Arora** – 5/24th undivided share [20.83%].
 - iv) **Legal heirs of late Gurmeetsingh Gurucharansingh Arora** (through Prithpal Arora, Jaspal Arora, Noorie Lakdawala, and Amarjeet Arora) – 1/12th undivided share [8.34%].
 - v) **Parminder Kaur Gurucharansingh Arora** – 5/24th undivided share [20.833].
- b) **DEVELOPER/PROMOTER of the said property - Hariom Sayaji Properties LLP:**
- i) The following Owners and Tenants of the property bearing C.T.S. Nos. 738, 739 and 740, admeasuring 899.64 sq. mtrs., situate at Village Bandra (East), Taluka Andheri, Mumbai Suburban District, together with the building known as “**Arora Bhavan**”, have validly conferred in favour of **Hariom Sayaji Properties LLP** the sole and exclusive development rights to redevelop the said property, by and under the (i) **Development Agreement dated 19th November 2024**, bearing document registration no. BDR-15/19513/2024; (ii) the **Irrevocable Power of Attorney** dated 19th November 2024 bearing document registration no. BDR-15/19514/2024; (iii) the **Supplementary Agreement dated 27th June 2025** bearing document registration no. MBI11/11892/2025; and (iv) the **Irrevocable Power of Attorney** dated 4th July 2025 bearing document registration no. MBI11/12214/2025:
 - (1) **Shimpa Harpreet Arora** has executed the Development Agreement and the Supplementary agreement in her capacity as owner of Flats Nos. 3, 4, and 11; and Garage nos. 1 & 5 in Arora Bhavan and holder of 1/3rd undivided right, title and interest in the said property;

[**Source of Title:** Gift Deed dated 31/03/2013 (Sr. No. BDR-1-3070-2013); Gift Deed dated 04/10/2016 (Sr. No. BDR-9-8758-2016) from Smt. Shanidevi Mukundlal Arora and Shri Rambabu Mukundlal Arora, respectively; and Consent Terms dated 01st December 2022 filed in Suit No. 959 of 2014 before Hon’ble Bombay High Court].
 - (2) **Mr. Manjeet Singh Mukundlal Arora** has executed the Development Agreement and the Supplementary agreement as owner of Flat No. 12 and Garage No. 2, and holder of 1/6th undivided right, title and interest in the said property;

[**Source of Title:** Legal heir of late Mukundlal Jaydayal Arora, inheriting 1/6th undivided share in the said property and Consent Terms dated 01st December 2022 filed in Suit No. 959 of 2014 before Hon’ble Bombay High Court].
 - (3) **Mr. Harbans Singh J. Arora** has executed the Development Agreement as owner of Flat No. 13 and Garage No. 3, which was gifted by him to his wife, **Sangeeta Harbans Singh Arora**, who has signed the supplementary agreement as owner of Flat No. 13 and garage No. 3, whereas **Mr. Harbans Singh J Arora** has joined as confirming Party.

[Source of Title: Gift Deed dated 06/10/2023 (Sr. No. BDR-15-12574-2023)];

- (4) **Mr. Gurbhej Singh Arora** has executed the Development Agreement as the owner of **Flat No. 6** and as the holder of 5/24th undivided right, title and interest in the said property, acquired by inheritance, which was gifted by him to his son, **Mr. Harpreet Singh Arora**, who has signed the supplementary agreement as owner of Flat No. 6, whereas **Mr. Gurbhej Singh Arora** has joined as confirming Party.

[Source of Title: Legal heir of late Gurucharan Singh Jaydayal Arora and beneficiary under: Release Deed dated 13/09/2022 (Sr. No. BDR-9-133117-2022) from Kamlesh Kaur and Satnam Kaur; Release Deed dated 13/10/2022 (Sr. No. BDR-9-14874-2022) from heirs of Krishna Rani; and Gift Deed dated 09/01/2023 (Sr. No. BDR-9-488-2023), releasing 1/8th share to Parminder Kaur].

- (5) **Mr. Manpreet Singh Arora** as owner of Flat No. 5;
- (6) **Mrs. Parminder Kaur Gurucharan Singh Arora** has executed the said Development agreement as owner of Flat No. 1 and as holder 5/24th undivided right, title and interest in the said property as legal heir of late Mr. Gurucharan Singh Arora, which was gifted by her to his son, **Manpreet Singh Sidhu**, who has signed the supplementary agreement as owner of Flat No. 1, whereas **Mrs. Parminder Kaur Gurucharan Singh Arora** has joined as confirming Party;

[Source of Title: Legal heir of late Gurucharan Singh Jaydayal Arora; and Gift Deed dated 09/01/2023 Sr. No. BDR-9-488-2023 from Mr. Gurbhej Singh Arora, releasing his 1/8th share in the property to Parminder Kaur Gurucharan Singh Arora].

- (7) **Mr. Manpreet Singh Sidhu** has executed the said Development agreement and the Supplementary Agreement as owner of Flat No. 1 by virtue of gift from **Mrs. Parminder Kaur Gurucharan Singh Arora**;

[Source of Title: Gift Deed dated 03/08/2017 from Mrs. Parminder Kaur Gurucharan Singh Arora to Manpreet Singh Sindhu].

- (8) **Mrs. Chandrakanta Wadhwa, Mrs. Mohinder Kaur Gandhi, Mrs. Bimla Chawla, and Mr. Nirmal Saluja** have executed the Development Agreement as co-owners of 80% undivided right, title, and interest in Flat No. 11 holding 80% undivided interest;

[Source of Title: Legal heirs of late Mukundlal Jaydayal Arora, and Consent Terms dated 01st December 2022 filed in Suit No. 959 of 2014 before Hon'ble Bombay High Court].

- (9) **Pritphal Gurmeet Singh Arora, Jaspal gurmeet Singh Arora, Noorie Lakdawala, and Amarjeet Gurmeet Singh Arora** have executed the Supplementary Agreement as owner and occupant of Flat No. 2 and as holder of 1/12th undivided right, title and interest in the said property as legal heir of **Gurmeetsingh Gurucharansingh Arora**;

[Source of Title: Legal heirs of late Mr. Gurmeet Singh Arora and consent terms 25th August 2025 filed in Suit No. 3985 Of 2024].

- (10) **Mr. Nilesh Harish Shah** has executed the Development Agreement and Supplementary Agreement as monthly tenant and occupant of Flat No. 7;
- (11) **Mr. Ramesh Rajaram Rajpal** and **Mahesh Rajaram Rajpal** have executed the Development Agreement and Supplementary Agreement as monthly tenant and occupant of Flat No. 8;
- (12) **Mr. Jugal Kishore Arjandas Khanchandani** has executed the Development Agreement and Supplementary Agreement as monthly tenant and occupant of flat no. 9;
- (13) **Mr. Bhagwan Arjandas Khanchandani** has executed the Development Agreement and Supplementary Agreement as monthly tenant and occupant 10.

3) **QUALIFYING COMMENTS / REMARKS:** Yes. Refer **Annexure B**.

4) **DETAILED FLOW OF TITLE:** A detailed **Flow of Title** tracing ownership from 1947 to date is annexed hereto and marked as **Annexure A**.

Yours truly,
For Lexim Associates

J. Chandram
Jairam Chandram, Advocate



Enclosure: Annexure A, and Annexure B.

ANNEXURE "A"
FLOW OF TITLE OF THE SAID PROPERTY

CTS Nos. 738, 739, 740 (Village Bandra E, Mumbai Suburban District)

1. Traces of title of the said Property as per PR card and TITLE DOCUMENTS:

LAND:

- a) Mr. Amarchand Verma, was the lawful and duly entitled possessor of a parcel of land, comprising 899.64 square meters (9684 square feet), and identified by CTS Nos. 738, 739, and 740 in the Bandra E Village.
- b) Pursuant to a Sale Deed executed on the 15th day of October 1947, between Mr. Amarchand Verma, and Mr. Issardas Dewoomal Mardani, the said land was lawfully sold, transferred, and conveyed to Mr. Issardas Dewoomal. Following the demise of Mr. Issardas Dewoomal, his rights, title, and interests in the said property were effectively transferred to his heirs, namely: (i) Hatibai, the widow of Issardas Mardani; (ii) Shri. Naraindas Issardas Mardani; and (iii) Kumari Devibai, the daughter of Issardas Mardani.
- c) Through a registered Sale Deed dated the 30th day of July 1960, entered into by and between (i) Hatibai Issardas Mardani, (ii) Shri. Naraindas Issardas Mardani, and (iii) Kumari Devibai, acting as the transferors, and (i) Shri. Mukundlal Jaydayal Arora and (ii) Shri. Gurcharan Singh Jaydayal Arora, as the transferees, the rights, title, and interest in the said land were conveyed. This Sale Deed dated the 30th day of July 1960 was duly registered at the office of the Sub-Registrar of Assurances in Mumbai under Sr No. 5954/1960.
- d) By virtue of Receipt dated 27th September, 1965, executed by and (i) Shri. Mukundlal Jaydayal Arora and (ii) Shri. Gurcharan Singh Jaydayal Arora in favour of Life Insurance Corporation of India, registered at the office of Sub-registrar of Assurances at Bandra, registered under Sr No. 2960-1965 ("said receipt").
- e) On the 22nd of September 2003, Mr. Mukundlal Jaydayal Arora passed away, and his rights, title, and interest in the said property was duly transferred to the following in the proportions mentioned against their name(s):

Sr No.	Name of the legal heir of Mr. Mukundlal Jaydayal Arora	Relationship with Mr. Mukundlal Jaydayal Arora	Share in the said property as per 50% share	Share in the said property as per 1/2 share
A.	Smt. Shanidevi Mukundlal Arora	Wife	16.66%	1/6
B.	Shri. Rambabu Mukundlal Arora	Son	16.67%	1/6
C.	Shri. Manjit Singh Mukundlal Arora.	Son	16.67%	1/6
Total			50%	1/2

- f) By virtue of a Gift Deed dated 21-05-2009, registered at the office of the Sub-Registrar of Assurances at Andheri No. 4, Mumbai, under Sr. No. Andheri 4-4340-2009, Mr. Gurcharansingh Jaydayal Arora conveyed Flat No. 1, measuring 69.7

Square meters in carpet area within the said building, as a gift to his wife Mrs. Parminder Kaur Gurucharan Singh Arora to her son from her.

- g) On 14th November 2010 Mr. Gurcharansingh Jaydayal Arora passed away leaving behind him (a) Mrs. Parminder Kaur Gurucharan Singh Arora (wife), (b) Mr. Gurmeetsingh Gurucharan Singh Arora (Son) (c) Mr. Gurbhejsingh Gurucharansingh Arora (d) Mrs. Kamleshkaur Pritamsingh Saluja (Married daughter), (e) Mrs. Satnamkaur Gurdeepsingh Ajmam (Married daughter) and (f) Mrs. Krishna Rani Gurdial Singh (Married daughter), as his only legal heirs, and his rights, title, and interest in the said property became vested in his following legal heirs in the proportions mentioned against their name(s):

Sr No	Name of the legal heir of Mr. Gurcharansingh Jaydayal Arora	Relationship with Mr. Gurcharansingh Jaydayal Arora	Share in the said property as per 50% share	Share in the said property as per 1/2 share
(a)	Mrs. Parminder Kaur Gurucharan Singh Arora	Wife	8.34%	1/12
(b)	Mr. Gurmeetsingh Gurucharan Singh Arora	(Son from 1 st deceased wife)	8.34%	1/12
(c)	Mr. Gurbhejsingh Gurucharansingh Arora	(Son from 1 st deceased wife)	8.34%	1/12
(d)	Mrs. Kamleshkaur Pritamsingh Saluja	(Married daughter from 1 st deceased wife)	8.34%	1/12
(e)	Mrs. Satnamkaur Gurdeepsingh Ajmani	(Married daughter from 1 st deceased wife)	8.34%	1/12
(f)	Mrs. Krishna Rani Gurdial Singh	(Married daughter from 1 st deceased wife)	8.34%	1/12
Total			50%	1/2

- h) By virtue of a Gift Deed dated 21/03/2013, registered at the office of the Sub-registrar of Assurances in Bandra, Mumbai, under Sr. No. BDR-1-3070-2013 (referred to as "**Gift Deed No. 1**"), and a subsequent Deed of Rectification dated 04/05/2013, registered at the office of the Sub-Registrar of Assurances under Sr No. BDR-1-4779-2013 (referred to as "**Rectification Deed**"), Smt. Shanidevi Mukundlal Arora effectuated the transfer of her undivided 1/6th (16.66%) share in the rights, title, and interest in the said property to Smt. Shimpa Harpreet Arora.
- i) By virtue of a Gift Deed dated 04/10/2016, registered at the office of the Sub-registrar of Assurances in Bandra, Mumbai, under Sr No. BDR-9-8958 -2016 (referred to as "**Gift Deed No. 2**"), Shri. Rambabu Mukundlal Arora effectuated the transfer of his undivided 1/6th (16.66%) share in the rights, title, and interest in the said property to Smt. Shimpa Harpreet Arora.
- j) By virtue of said Gift Deed No. 1, the said Rectification Deed, and said Gift Deed No. 2, Mrs. Shimpa Harpreet Arora has acquired ownership and is now duly and sufficiently entitled to a 1/3rd (33.33%) undivided share in the rights, title, and interest in the said property.

- k) One of the daughters of the late Mr. Gurucharansingh Jaydayal Arora, namely Mrs. Krishna Rani Gurdial Singh, deceased on the 31st of December 2020. She is survived by the following legal heirs, and her 1/12th (8.34%) undivided share in the said property devolved upon her heirs as follows:

Sr No.	Name of legal heir of Mrs. Krishna Rani Gurdial Singh	Relationship with Mrs. Krishna Rani Gurdial Singh	% Share in the said property as per 8.34% share	Share in the said property as per 1/12th share
a)	Mr. Gurdial Bhagat Singh	Husband	0	0
b)	Mr. Tavinder Pal Singh	Son	2.777%	1/36
c)	Mr. Surender Pal Singh	Son	2.777%	1/36
d)	Mrs. Geeta Pahuja	(Married daughter)	2.777%	1/36
Total			8.34%	1/12

- l) One of the sons of late Mr. Gurucharansingh Jaydayal Arora, namely Mr. Gurmeetsingh Gurucharansingh Arora, passed away on 30th January 2021. He is survived by the following legal heirs, and his 1/12th (8.34%) undivided share in the said property devolved upon his heirs as follows:

Sr No.	Name of legal heir of Gurmeetsingh Gurucharansingh Arora	Relationship with Gurmeetsingh Gurucharansingh Arora	% Share in the said property as per 8.34% share	Share in the said property as per 1/12th share
a)	Mrs. Amarjeet Kaur Gurmeetsingh Arora	Wife	2.085%	1/48
b)	Mr. Prithpal Singh Arora	(Son)	2.085%	1/48
c)	Mr. Jaspal Singh Arora	Son	2.085%	1/48
d)	Mrs. Noorie Feroz Lakdawala	(Married daughter)	2.085%	1/48
Total			8.34%	1/12

- m) That the following release deeds were executed in favour of Mr. Gurbhejsingh Gurucharansingh Arora by the Releasors named herein below for relinquishing their respective undivided share in right, title, and interest of the said property in favour of Mr. Gurbhejsingh Gurucharansingh Arora:

Sr No.	Releasor	Releasee	Registration details	% share in property	Share in the said property
a)	Mrs. Kamleshkaur Pritamsingh Saluja	Mr. Gurbhejsingh Gurucharansingh Arora	BDR-9-133117-2022 Date: 13/09/2022 ("Release Deed No. 1")	8.34%	1/12
	Mrs. Satnamkaur Gurdeepsingh Ajmani			8.34%	1/12

b)	Mr. Tavinder Pal Singh	Mr. Gurbhejsingh Gurucharansingh Arora	BDR-9-14874-2022 Date:13/10/2022 ("Release Deed No. 2")	2.777%	1/36
	Mr. Surender Pal Singh			2.777%	1/36
	Mrs. Geeta Pahuja			2.777%	1/36
	Mr. Gurdial Bhagat Singh (Confirming Party)			Nil	Nil
TOTAL				25%	1/4th

- n) By virtue of demise of Mr. Gurucharansingh Jaydayal Arora, 1/12th share in the property devolved upon Mr. Gurbhejsingh Gurucharansingh Arora, and by virtue of acquisition of share as per Release Deed No. 1 (1/6th) and Release Deed No. 2 (1/12), Mr. Gurbhejsingh Gurucharansingh Arora has assumed ownership and is sufficiently entitled to a 1/3rd (33.33%) undivided share in the right, title, and interest in the said property.
- o) That by virtue of Release deed dated 09/01/2023, which is registered at Office of Sub-registrar of Assurances at Andheri, Mumbai at Sr No.BDR-9-488-2023 (**said Release Deed No. 3**"), Mr. Gurbhejsingh Gurucharansingh Arora released his 1/8th (12.5%) undivided share in right, title and interest in the said property, in favour of Mrs. Parminder Kaur Gurucharansingh Arora, and thus the undivided share of **Mr. Gurbhejsingh Gurucharansingh Arora in right, title and interest of the said property was reduced to 5/24th (20.83%)**.
- p) The right, title and interest of Shimpa Harpreet Arora (**33.33%**); Manjit Singh Mukundlal Arora (**16.67%**); Gurbhejsingh Gurucharansingh Arora (**20.83%**); Legal heirs of Gurmeetsingh Arora [Mrs. Amarjeet Kaur Gurmeetsingh Arora, Mr. Prithpal Singh Arora, Mr. Jaspal Singh Arora, and Mrs. Noorie Feroz Lakdawala] (**8.34%**); and Parminder Kaur Gurucharansingh Arora (**20.83%**) in the said property, is clear and marketable.
- q) By and under a Development Agreement cum Agreement for Sale dated 19th November 2024, registered on 21st November 2024 with the Sub-Registrar of Assurances, Andheri-4, under Document No. BDR-15/19513/2024, the Owners (being the legal heirs of late Mukundlal Jaydayal Arora and late Gurcharan Singh Jaydayal Arora), together with the Tenants, granted in favour of Hariom Sayaji Properties LLP (**the Developer**) the sole and exclusive development rights in respect of the property bearing C.T.S. Nos. 738, 739 and 740, admeasuring 899.64 sq. mtrs., situated at Village Bandra (East), Taluka Andheri, Mumbai Suburban District, together with the existing building known as "**Arora Bhavan**". The said Development Agreement also recorded the sale of undivided shares in Flat No. 11 and corresponding rights of the Sellers therein, for a total consideration of ₹2,49,00,000/- and set out the obligations of the Developer to provide permanent alternate accommodation, hardship compensation, shifting charges, brokerage, and other entitlements.
- r) Pursuant to the aforesaid Development Agreement, the Owners and Tenants executed an Irrevocable Power of Attorney dated 19th November 2024, registered at the office of the Sub-Registrar II, Andheri-4, under Registration No. BDR-15/19515/2024, in favour of the Developer, namely Hariom Sayaji Properties

LLP, thereby authorising and empowering the Developer to act for and on behalf of the Owners and Tenants to carry out and implement the redevelopment of the said property in accordance with the terms of the Development Agreement.

- s) A Supplementary Agreement dated 27th June 2025, registered with the Sub-Registrar II, Mumbai-11, under Document No. MB11-11892/2025, was executed by and between the Owners, the Tenants and the Legal heirs of late Gurmeetsingh Gurucharansingh Arora [through Prithpal Arora, Jaspal Arora, Noorie Lakdawala, and Amarjeet Arora – Plaintiffs, who have filed the above suit] on the one hand, and the Developer on the other hand. By the said Supplementary Agreement, the Plaintiffs in the Suit No. 3985 Of 2024 expressly consented to and affirmed the redevelopment of the said property as per the terms and conditions of the Development Agreement, and additional modifications were recorded with respect to valuation, consideration, entitlements and settlement of disputes.
- t) In furtherance of the said Supplementary Agreement, Plaintiffs in Suit No. 3985 OF 2024, namely (1) Prithpal Gurmeet Singh Arora, (2) Jaspal Gurmeet Singh Arora, (3) Noorie Lakdawala and (4) Amarjeet Gurmeet Singh Arora, executed an Irrevocable Power of Attorney dated 4th July 2025, registered with the Sub-Registrar II, Mumbai-11, under Registration No. MB11-12525/2025, in favour of the Developer, Hariom Sayaji Properties LLP, authorising the Developer to undertake demolition, redevelopment, obtain sanctions/approvals, represent before authorities, and otherwise act for and on behalf of the Plaintiffs in Suit No. 3985 OF 2024 for giving full effect to the redevelopment of the property in terms of the Development Agreement read with the Supplementary Agreement.

TITLE FLOW – The Building, Arora Bhavan consists of 13, and the owners/tenants have executed the Development Agreement and the Supplementary Agreement as per their following rights:

- u) **Flat No. 1**, was originally owned by **Mrs. Parminder Kaur Gurucharan Singh Arora**, who is a legal heir of late Mr. Gurucharan Singh Arora. She subsequently gifted Flat No. 1 to her son **Mr. Manpreet Singh Sidhu** by *Gift Deed dated 03/08/2017*, registered under Sr. No. **BDR-9-11381-2017**. Accordingly, **Mr. Manpreet Singh Sidhu** is the current owner of Flat No. 1 and a party to both the Development and Supplementary Agreements along with Mrs. Parminder Kaur Gurucharan Singh as confirming Party.
- v) **Flat No. 2** was claimed to be held under tenancy by *Late Gurmeetsingh Gurucharansingh Arora*. His legal heirs, namely *Mr. Prithpal Singh Arora, Mr. Jaspal Singh Arora, Mrs. Noorie Lakdawala, and Mrs. Amarjeet Kaur Arora*, asserted rights in Flat No. 2 and a 1/12th undivided share in the said property. The said ownership and occupation were regularized and settled under the *Consent Terms dated 25th August 2025* filed in *Civil Suit No. 3985 of 2024* and *Supplementary Agreement dated 27th June 2025*.
- w) **Flat Nos. 3 and 4** along with Garage nos. 1 & 5 Owned by **Mrs. Shimpa Harpreet Arora** by virtue of the following title documents: *Gift Deed dated 31/03/2013* (Sr. No. **BDR-1-3070-2013**) from **Mrs. Shanidevi Mukundlal Arora**, and *Gift Deed dated 04/10/2016* (Sr. No. **BDR-9-8758-2016**) from **Mr. Rambabu Mukundlal Arora**.

- x) **Flat No. 5** formed part of the share inherited by the family of *late Gurcharansingh Arora*, and ownership is confirmed in favour of *Mr. Manpreet Singh Arora*.
- y) **Flat No. 6** was originally owned by **Mr. Gurbhej Singh Arora** (holding 5/24th undivided share), who executed the *Gift Deed dated 12/12/2024*, registered under Sr. No. **BDR-9-15341-2024**, in favour of his son **Mr. Harpreet Singh Arora**. Accordingly, **Mr. Harpreet Singh Arora** is the present owner of Flat No. 6.
- z) **Flat No. 7** is occupied by **Mr. Nilesh Harish Shah**, who is a monthly tenant and has executed both the Development and Supplementary Agreements.
- aa) **Flat No. 8** is occupied by *Mr. Ramesh Rajaram Rajpal and Mr. Mahesh Rajaram Rajpal*, who are monthly tenants and have executed both the Development and Supplementary Agreements.
- bb) **Flat No. 9** is occupied *Mr. Jugal Kishore Arjandas Khanchandani*, who is a monthly tenant and has executed both the Development and Supplementary Agreements.
- cc) **Flat No. 10** is occupied by *Mr. Bhagwan Arjandas Khanchandani*, who is a monthly tenant and has executed both the Development and Supplementary Agreements.
- dd) **Flat No. 11** is jointly held by **Mrs. Shimpa Harpreet Arora, Mrs. Nirmal Saluja, Mrs. Mohinder Kaur Gandhi, Mrs. Chandrakanta Wadhwa, and Mrs. Bimla Chawla**, who are equal co-owners by virtue of inheritance as legal heirs of **late Mr. Mukundlal Jaydayal Arora** and as recorded in the *Consent Terms dated 01st December 2022*.
- ee) **Flat No. 12** owned by **Mr. Manjeet Singh Mukundlal Arora**, as legal heir of **late Mr. Mukundlal Jaydayal Arora**, and as recorded in Consent Terms dated 01st December 2022 filed in Suit No. 959 of 2014 before Hon'ble Bombay High Court who inherited 1/6th undivided share in the property.
- ff) **Flat No. 13** was originally owned by **Mr. Harbans Singh J. Arora**, who has executed the Development Agreement as owner of Flat No. 13 and Garage No. 3, which was gifted by him to his wife, **Sangeeta Harbans Singh Arora**, who has signed the supplementary agreement as owner of Flat No. 13 and garage No. 3, whereas **Mr. Harbans Singh J Arora** has joined as confirming Party. The Said Gift Deed was dated 06/10/2023 and registered under document bearing registration Sr. No. BDR-15-12574-2023.

TITLE FLOW - 5 GARAGES IN ARORA BHAVAN

- gg) Pursuant to the Consent Terms dated 01.12.2022 filed in Suit No. 959 of 2014 before the Hon'ble Bombay High Court, the ownership of garages in the building known as *Arora Bhavan* has been delineated among the legal heirs and successors of the late Shri Mukundlal Arora and late Shri Gurcharansingh Arora:
- i) **Garage No. 1** is exclusively owned by *Mrs. Shimpa Harpreet Arora*.
- ii) **Garage No. 2** is exclusively owned by *Mr. Manjeet Singh Mukundlal Arora*.
- iii) **Garage No. 4** is collectively owned by all owners of the said property.

- iv) **Garage No. 5** exclusively owned by *Mrs. Shimpa Harpreet Arora*.
2. **Mutation Entry No.:** As mentioned hereinabove in the Flow of Title.
 3. **Search Report:** Search Report for 60 years from 1965 to 2024; and for two years, 2024 to 2025, issued by Property Title Investigator, Dattaram Sail on issued by Property Title Investigator, Dattaram Sail on 17th April 2024, and 07th September 2025, respectively.
 4. **Any other relevant Title:** Not Applicable
 5. **Litigation, if any:** Refer Annexure B.

Yours truly,

For Lexim Associates

J. Chandrani
Jairam Chandrani, Advocate



ANNEXURE B

1) QUALIFYING COMMENTS / REMARKS:

- a) Legal heirs of late Gurmeetsingh Gurucharansingh Arora [through Prithpal Arora, Jaspal Arora, Noorie Lakdawala, and Amarjeet Arora – Plaintiffs] have filed Civil Suit No. (St.) 21796 of 2023 before Hon'ble Bombay High Court, which was subsequently transferred to Bombay City Civil Court at Mumbai and re-numbered as Suit No. 3985 Of 2024. The said suit is filed by the Plaintiffs inter alia for declaration, injunction, and other reliefs in respect of various immovable properties, including the said property, which is described as Suit Property No. 1 in the Schedule annexed as Exhibit "C" to the plaint. No injunction/ prohibitory order had been passed in the said suit until the date of issuance of this certificate.
- b) During the pendency of the Suit No. 3985 Of 2024, the Plaintiffs and Defendant No. 7, i.e., Hariom Sayaji Properties LLP (impleaded pursuant to Chamber Summons No. 1082 of 2025, allowed with consent) have arrived at an amicable settlement in respect of the disputes concerning said property. The terms of the said settlement have been reduced to writing in the form of Consent Terms, which have been duly executed by the Plaintiffs and Defendant No. 7 on 25th August 2025.
- c) In furtherance of the said Consent Terms, the Legal heirs of late Gurmeetsingh Gurucharansingh Arora [through Prithpal Arora, Jaspal Arora, Noorie Lakdawala, and Amarjeet Arora – Plaintiffs] have consented to the redevelopment of the said property by executing the **Supplementary Agreement dated 27th June 2025** bearing document registration no. MBI11/11892/2025 with Hariom Sayaji Properties LLP; and an **Irrevocable Power of Attorney** dated 4th July 2025 bearing document registration no. MBI11/12214/2025 in favour of Hariom Sayaji Properties LLP.

Yours truly,

For Lexim Associates


Jairam Chandrani, Advocate

