



LLPIN : AAB-1914

SOMAN
SONS NIRMAAN LLP
Continued Legacy

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Site : Sai Section, Opp Suryoday Udyan, Ambernath East, Dist Thane, Maharashtra - 421 501

To

Date: 21/05/2024

The Maha RERA

Mumbai

Subject – Declaration in respect of Litigation

Dear Sir,

We hereby declare that there is a pending litigation in the chain of title of the project property under consideration. This litigation, filed by M/s. Shilpkala Developers Pvt. Ltd. against Balkrishna Shankar Pathare, the previous owner, is documented under appeal No. 594 of 2010 in the Hon'ble High Court of Bombay. The litigation challenges the Order/Judgment dated January 11, 2010, issued by the Senior Division Kalyan Court.

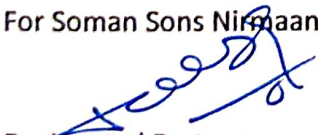
However, we declare that this litigation does not directly affect the current ownership of the property. There is no order in the pending litigation that restrains the development, sale, transfer, or conveyance of the said property. Additionally, upon the demise of Balkrishna Shankar Pathare, the sole owner of the larger property, who passed away unmarried on March 15, 2012, there are no legal heirs claiming any share, right, title, or interest in the property. Consequently, the pending appeal has become infructuous due to M/s. Shilpkala Developers Pvt. Ltd.'s failure to join the necessary parties entitled to the property after the demise of Balkrishna Shankar Pathare.

Furthermore, the property has been declared as Non-Agricultural under the provisions of the Maharashtra Land Revenue Code. Therefore, we are entitled to construct, develop, and sell the project property.

Hence this Declaration

Thank You

For Soman Sons Nirmaan LLP


Designated Partner

