



M/S Real Infrastructure CO.



TO,
MAHA RERA AUTHORITY,
6TH FLOOR, HOUSEFIN BHAVAN,
PLOT NO C-21, E BLOCK, BKC,
BANDRA EAST, MUMBAI-400051
DATE: 22-9-2022

Subject: Encumbrance self-declaration for the project named **GAMI & JAYDEEP ELANZA** located at **Building no 37, Known as Tilak Nagar Siddheshwar CHS Ltd., CTS no 32 (pt.) 16 to 27, at village Tilak Nagar, Chembur Mumbai – 400089.**

M/S Real Infrastructure & CO. HAS LEGAL TITLE TO THE LAND Building no 37, Known as Tilak Nagar Siddheshwar CHS Ltd., CTS no 32 (pt.) 16 to 27, at village Tilak Nagar, Chembur Mumbai – 400089. ON WHICH THE DEVELOPMENT OF THE PROPOSED PROJECT IS TO BE CARRIED OUT. WE WOULD LIKE TO INFORM THAT THERE ARE PENDING LITIGATION ON LAND, DETAILS OF WHICH ARE GIVEN BELOW. THE SAID LAND DOES NOT HAVE ANY ENCUMBRANCE EXCEPT FOR THE BELOW LITIGATION.

LITIGATION SPECIFICATION

1. As set out in Report on Flow of Title in the form of (FORMAT – A) (Circular No.: -28/2021), by virtue of and under a Consent Terms dated 23rd August 2018 executed between Tilak Siddheshwar Co-operative Housing Society Limited (for short “the Society”) and M/s. Global Homes Developer read with Consent Award dated 23rd August 2018 passed on the said Consent Terms by the Learned Arbitrator in the Arbitration proceedings filed by M/s. Global Homes Developer against the Society by which the disputes and the purported claim under the Development Agreement dated 22nd January 2002 came to be settled and as contemplated in the Consent Terms, the society agreed to reserve 14950 sq. ft. in the proposed subsequent redevelopment and the said Global Home Developer thereby granted its Consent to the society to appoint new Developer. Accordingly the new Developers M/s. Real Infrastructure Company by its letter dated 31st January 2022 addressed to the society forwarded the proposed inventory in the form of residential premises subject to the payment of the cost of construction which the society by its letter dated 1st February 2022 forwarded the same to Global Home Developers to which Global Home

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M/S Real Infrastructure CO.



Developer did not accept and filed Arbitration Petition bearing No. 278 of 2022 in the Hon'ble High Court of Mumbai which is still pending.

2. As set out in Report on Flow of Title in the form of (FORMAT – A) (Circular No.: -28/2021), on the society having terminated the Agreement dated 5th September 2007, M/s. Srushtiraj Enterprises (INDIA) Limited filed an Arbitration proceedings before the Hon'ble High Court of Mumbai which by an Order dated 29th August 2018, came to be disposed of by which an Arbitrator was appointed and on an application under section 17 of the Arbitration and Conciliation Act being filed, the Learned Arbitrator by an Award dated 20th April 2019 disposed of the same, which also came to be challenged by M/s. Srushtiraj Enterprises (INDIA) Limited by filing an Arbitration Application being ARBPL No. 483 of 2019 before the Hon'ble High Court of Mumbai. However, the Developer M/s. Real Infrastructure Company settled the dispute and claim of M/s. Srushtiraj Enterprises (INDIA) Limited on the terms agreed upon and recorded in Memorandum of Understanding dated 17th September 2021. In addition to monetary consideration, M/s. Real Infrastructure Company has agreed to provide to the said M/s. Srushtiraj Enterprises (INDIA) Limited constructed area of about 1515 sq. ft. in the form of four residential premises in Wing 'B' of the proposed building.

For M/S. REAL INFRASTRUCTURE CO.
FOR M/S Real Infrastructure & Co.

Partner

Authorised signatory