



**Siddhi Real Estate Developers**  
Shop (1 to 8) G1, Highland Gardens,  
Opp Highland Residency, Dhokali,  
Thane West - 400608.

**Date:** 30/03/2023

**TO WHOMSOEVER IT MAY CONCERN**

Details of Encumbrances concerned to Legal:

There are pending litigations on the project "**HIGHLAND SPRINGS B4 – A WING**", Plot bearing Survey Nos. **74/5A part** at Village **Dhokali, Thane (M.Corp.)**, Tal. & Dist. **Thane, 400608**, registered under **MahaRERA** bearing registration No. **P51700005338**.

- a. The litigations pending are as follows:
- i. Before Thane Civil Court, the Civil Appeal No. 23 of 2021 filed by M/s. Siddhi Enterprises against the judgement and decree dated 26.03.2021 passed in Spl. Civil Suit No.194 of 2009 in respect of the land bearing Survey Nos. 74/5pt. The Hon'ble court has stayed the execution of judgement and decree dated 26.03.2021 passed in Spl. Civil Suit No.194 of 2009.
  - ii. Before Thane Civil Court, the Civil Appeal No. 94 of 2022 filed by Sachin Laxman Bhoir against the judgement and decree dated 02.07.2022 passed in Regular Civil Suit No. 791 of 2010 in respect of the land bearing Survey Nos. 46/17B & 48/1D. M/s. Siddhi Real Estate Developers is the formal party in the said Appeal. The Hon'ble court has from the date of filling of the appeal by the Appellant (i.e. Ori. Plaintiff) in the above matter, not granted any prohibitory / injunction orders against Siddhi Real Estate Developers.
  - iii. Before Thane Civil Court, the Civil Appeal No. 65 of 2017 filed against the suit dismissal judgement passed under Spl. Civil Suit No. 652 of 1991 filed for declaration and injunction against Siddhi Real Estate Developers and others for the land under survey nos. 60/10, 60/12, 60/13. 61/1, 61/2B and 62/5E. The Hon'ble court has from the date of

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filling of the appeal by the Appellant (i.e. Ori. Plaintiff) in the above matter, not granted any prohibitory / injunction orders against Siddhi Real Estate Developers.

- iv. Before Thane Civil Court, the Special Civil Suit No. 426 of 2017 for declaration, Cancellation and Injunction suit filed against Siddhi Real Estate Developers and others for the land under survey nos. 60/8, 60/15, 60/16, 60/17 & 60/20 and Survey Nos. 61/2/3, 61/2/4 & 61/2/6. The Hon'ble court has from the date of filing of the suit by the plaintiff in the above matter, not granted any prohibitory/injunction orders against Siddhi Real Estate Developers.
- v. Complaint No. : CC006000000210206 before MahaRERA Authority Mumbai filed against Siddhi Real Estate Developers for the land bearing survey nos. 59/1-A, B, C. The matter was at Conciliation stage, however the complainant was not desired to explore the possibility of conciliation hence scheduled for regular hearing.

Hence this legal encumbrance Report.

**FOR, M/S. SIDDHI REAL ESTATE DEVELOPERS.**



Mr. Bhuvanesh Sharma  
Authorised Partner

