



GOODBUILD (INDIA) PVT. LTD.
DEVELOPERS & BUILDERS

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Ref. No. GBIPL/061/20-23

Date: 25/07/22

Dt : 23/07/2022

To,
Maharashtra Real Estate Regulatory Authority,
3rd Floor, A-Wing, Slum Rehabilitation Authority,
Administrative Building, AnantKaneekar Marg,
Bandra (E), Mumbai 400051

Subject : Declaration for Legal Encumbrance

Dear Sir/Madam,

I, Mr. Arshad Mohammed Zaheer director of Goodbuild India Private Limited hereby state that the project of "Shepherd Horizon" situated at plot bearing CTS No.1374-B/51 of village, Andheri at SVP Nagar, Varsova, Andheri West, Mumbai-400 053 has filed a writ petition in the High Court of Mumbai for the interim relief in respect of the development charges vide Writ Petition (L) No.13515 of 2022 and has obtained an interim relief of stay to the recovery of development charges of Rs.3,09,18,500/- vide order dated.02/05/2022.

Kindly take above records on your record and do the needful.

Thanking You

Yours truly

Arshad Mohammed Zaheer

(Director)

Goodbuild India Private Limited

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION

WRIT PETITION (L) NO. 13515 OF 2022

M/s. Goodbuild (I) Pvt. Ltd.

... Petitioner

Vs.

The Maharashtra Housing Area
And Development Authority & Ors.

... Respondents

Ms. K.D. Jha for the Petitioner.

Ms. Jaya Bagwe for Respondents No.1 & 2 - MHADA.

CORAM : A.A. SAYED &
ABHAY AHUJA, JJ.DATE : 2nd MAY 2022P.C. :

1. It is not disputed that the facts in the above Petition are similar to the facts in Writ Petition (L) No. 8279 of 2022 (Lotus Builders and Developers) wherein this Court by order dated 23rd March, 2022 has issued Rule and stayed the recovery of development charges by the Respondent-MHADA.
2. Hence, Rule.
3. Ms. Jaya Bagwe waives service on behalf of Respondents No.1 and 2.

4. Following the aforesaid order dated 23rd March, 2022 passed in Writ Petition (L) No. 8279 of 2022 (Lotus Builders and Developers), we direct that there shall be an interim relief of stay to the recovery of development charges of Rs.3,09,18,500/- under the impugned demand notice dated 27th December, 2021.
5. We make it clear that if the construction of the building/s is completed, the Petitioner-Developer shall apply for "Occupation Certificate" after seeking leave of this Court. We further make it clear that if the Petitioner-Developer enters into any Agreement in respect of flats in the free-sale building to be constructed, the Agreement would incorporate a clause therein as regards the pendency of the present Petition and this order.
6. Hearing of the Petition is expedited. To be heard along with Writ Petition (L) No. 8279 of 2022 and other similar Petitions which are placed for final hearing.

(ABHAY AHUJA, J.)

(A.A. SAYED, J.)

TRUE COPY

for Section Officer
High Court, Appellate Side
Bombay