



101, AKRUTI ADITYA, 36-NOSHIR BHARUCHA MARG, GRANT ROAD (W), MUMBAI - 400 007.
Tel. : 23813526 / 27 • E-mail : info@earthbuilders.in

Date

TO,
MAHA RERA AUTHORITY,
6TH FLOOR, HOUSEFIN BHAVAN,
PLOT NO C-21, E- BLOCK, BKC,
BANDRA (EAST),
MUMBAI-400051.

DATE : 14th October, 2022

Subject: Encumbrance self-declaration for the project named
EARTH 280 located at C.S. No 280 Malabar hill division,
Walkeshwar Road, Mumbai- 400 006.

Dear Sir,

Earth Builders are owners and has legal title of the land located at C.S. No 280 Malabar hill division Walkeshwar Road, Mumbai – 400 006. On which the redevelopment of the proposed project is being carried out. This is to state that there is a litigation created on part portion of land, details are given below. The said property does not have any other encumbrance.

In the year 1963 the then owner Mrs. Aruna Vimalkumar Garg and Mrs. Sheela Trijuginath Gupta had leased out 1500 sq yards out of 2313.00 Sq.yards as per the property Registration card to Dani Sadan Co-operative Housing Society Ltd. The balance area was conveyed to Earth Builder by the owner via conveyance deed dated 6th September 1994. On submission of the redevelopment proposal by Earth Builders (owner), Dani Sadan Co-operative Housing Society Ltd created a litigation by filing a Suit bearing no. 1526 of 2005 against us before the Hon'ble High Court of Bombay disputing for the encroachment of a portion of leased land i.e. around 127 Sq. yards. Further we being aggrieved of the order passed in the aforesaid matter filed Appeal No.843 of 2006 in Notice of Motion No.1638 of 2005 in Suit No.1526 of 2005 before the Hon'ble High Court of Bombay and the Hon'ble High Court Bombay passed an Order dated 29 November, 2006, to maintain Status Quo with regards to the disputed portion by not using the FSI for this land and also the appellant i.e. ourselves to seek appropriate modification in the sanctioned plan if any from the respondent no. 2 therein, before proceeding with further constructions. Further it is to be noted that the then owner conveyed the 1500 Sq.yards leased land to Earth Builder via conveyance deed dated 16/12/2013. The amended plan carried out and approved by the MCGM as per DCPR 2034 considering all the above aspects.

Thanking you,

Yours faithfully,
For **Earth Builders**

A handwritten signature in black ink, appearing to be 'S. S. J.', is written over the word 'Partner'.

Partner.

Submitted Please.