

# SOBHA

To,  
The Secretary,  
MahaRERA,  
Maharashtra Real Estate Regulatory Authority,  
Mumbai.

Subject: Clarification regarding Free Sale Land and its Plot Area for registration of the project being developed by SOBHA Limited

Respected Sir/Madam,

We, *SOBHA Limited*, would like to submit the following clarification regarding the land and plot area considered for the registration of our proposed project under MahaRERA.

1. **Land Details**

Municipal Corporation of Greater Mumbai (MCGM) is inter alia the owner of all those pieces or parcels of land admeasuring in aggregate about 8,553.17 sq.mtrs from and out of land bearing Cadastral Survey Nos. 440 (part), 645 (part), 646 (part), 647 (part), 648 (part), 649 (part), 650 (part) and 651 forming part of larger layout of F/South ward, Dadar Naigaon and Parel Sewree Division, Jerbai Wadia Road, Parel, Mumbai - 400015 (hereinafter referred to as the "*Said Land*").

2. **Background of Development**

The Said Land was encroached upon by various hutment/slum dwellers who had constructed slum structures thereon. The Said Land is a *censused slum*. Development of the Said Land was accordingly proposed under a *Slum Rehabilitation Scheme (SR Scheme)* in accordance with applicable laws.

The Slum Rehabilitation Authority (SRA) granted approval under Regulation 33(10) of DCPR, 2034, by issuing a Letter of Intent (LOI) dated 16/09/2024, permitting development of the Said Land under the SR Scheme with a total permissible Built-Up Area (BUA) of 50,883.64 sq. mtrs.

3. **Division of Said Land**

The Said Land is naturally divided by a 13.40-meter-wide D.P. Road into two parts:

- **Eastern Portion:** On the east side of the said D.P. Road, *Landmark Developers* is undertaking construction of a composite building consisting of *Rehabilitation Tenements, PAP Tenements, and Sale BUA* of approximately 1,00,460.84 sq.ft.
- **Western Portion (Free Sale Land):** On the west side of the said D.P. Road, there exists a portion of land admeasuring 4,203 sq. mtrs., which can be entirely utilized for the construction and development of the *Free Sale Component* by utilizing the balance sale BUA of 32,516 sq. mtrs. This portion is hereinafter referred to as the "*Free Sale Land*."

SOBHA LIMITED

B-1003 & 1004, Kanakia Wall Street, Andheri Kurla Road, Chakala, Andheri East, Mumbai - 400093.

Regd & Corporate Office: SOBHA Limited, Sarjapur - Marathahalli, Outer Ring Road, Bellandur Post, Bengaluru - 560103, Karnataka, India.

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**4. Development by SOBHA Limited**

The *Free Sale Land* admeasuring 4,203 sq. mtrs. has been taken for development by *SOBHA Limited* through acquisition of development rights under a *registered Joint Development Agreement (JDA)* dated 23/01/2025 executed with the concerned parties.

**5. Clarification**

We wish to clarify that *SOBHA Limited* is developing only the **Free Sale Land** portion of the Said Land. Accordingly, for the purpose of registration of the project under MahaRERA, the plot area considered is 4,203 sq. mtrs., corresponding solely to the Free Sale Land.

We trust this provides the necessary clarification regarding the land and plot area being considered for the project registration.

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Thanking You,  
Yours faithfully,  
For SOBHA Limited



Authorized Signatory



Date: 06/11/2025

Place: Mumbai

SOBHA LIMITED

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Annexure - A

