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Date: - 03rd October 2023

TO WHOMSOEVER IT MAY CONCERN

(Encumbrance Letter - Legal)

Please find attached below the list of encumbrances including any litigations in or over such land for the proposed project "Minal & Madhavkunj" located at, **Plot bearing CTS No. 1611, 1611/1 to 1611/15 and now bearing F P No 185 of Town Planning Scheme no II of Vile Parle (East), Mumbai - 400 057**. Being developed by **SEVENFOLDS CONSTRUCTIONS LLP**. We say that, the disclosure is to the best of our knowledge and as per the information available with us as on date.

A. Litigations:

Sr. No.	Name of the Court	Particulars
1.	High Court of Bombay	WP No. 7981 of 2022 Minal Co-operative Housing Society Limited V/s State of Maharashtra & Ors. Out of the total project land, an area of 607.67 sq. mtr. was conveyed to one Ramanuj Co-operative Housing Society Limited by the Deputy Registrar. The aforesaid conveyance has been stayed by the Hon'ble Bombay High Court vide its order dated 13th April 2023. However, as a matter of abundant precaution, the

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		Promoter has kept the F.S.I. of the aforesaid 607.76 sq. mtr. part of the Project Land in abeyance.
2.	High Court of Bombay	First Appeal No. 1117 of 2018 In L.C. Suit No. 3076 of 1996 Sushama A. Gupta & Anr. V/s Minal Co-operative Housing Society Limited & Ors. The Appellants being aggrieved by the Order passed by the City Civil Court had filed an appeal and got a stay on the order passed by the City Civil Court. Thereafter, on 21st December, 2022, the Hon'ble Bombay High Court after hearing the parties has passed an order allowing demolition of the notional connection between the buildings of Ramanuj Co-operative Housing Society Limited and Minal Co-operative Housing Society Limited and the said notional connection has been demolished. As a matter of abundant caution the Promoter has kept the entire disputed F.S.I. in abeyance.
3.	High Court of Bombay	WP (L) No. 30089 of 2022 Ramanuj Co-operative Housing Society

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		Limited V/s Municipal Corporation of Greater Mumbai & Ors. The Petitioners have challenged the permissions granted by the Municipal Corporation of Greater Mumbai in regards to the redevelopment of Minal Co-operative Housing Society. The Hon'ble Bombay High Court has not passed any orders in the abovesaid matter as of now.

Therefore, we state and declare that the project is free from all encumbrances except the above mentioned.

For **SEVENFOLDS CONSTRUCTION LLP**

Designated Partner

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