

DECLARATION FOR THE PROJECT 'JEWEL OF QUEEN'

Project Name- Jewel of Queen

Project Registration No – P51900013962

Promoters/ Developers – Bhairaav Kothari Realtors LLP

Project Validity – 02/11/2017 to 30/12/2023

The project 'Jewel of Queen' has been registered under MAHARERA with the intent of sale of the units in the Project in accordance with permissions from the concerned authorities duly submitted before registration of the project.

It is pertinent to mention that there are 'NIL sales' in the project and as such no third party rights have been created till date.

Being a redevelopment project, Rehab Wing had been completed and Sale Wing construction just commenced wherein few issues have been surfaced which are briefly highlighted below:

- (i) After construction of 6 floor slabs, construction was completely halted due to some Court litigations related to a temple situated on the project lands, whereby the access to the Sale Wing is insufficient as per the MCGM norms.
- (ii) Some of the tenants of Rehab Wing have approached Hon'ble High Court for their grievances and as such Hon'ble Court has granted injunction/ stay for creation of any third party rights on Sale Wing flats.

Due to the aforementioned litigations, differences between the partners of the LLP have arisen and consequently an Arbitration plaint has been filed by Sh Madanlal P Jain & Ors. (Designated Partner in LLP) in Hon'ble High Court vide No. CARBP (ST)/ 35877/2023 dated 26/12/2023

We herein reiterate and confirm that no flat has been booked/sold (i.e NIL Sales) and hence no third party rights have been created till date.

Further due to above scenario, we have been unable to obtain the certifications of various forms required and the project is on a complete halt due to several technical issues and litigations involved which are completely beyond our control.



Registered Office:

Bhairaav Kothari Realtors LLP

LLPIN: AAD-0565

We herein agree to revive the project registration in MAHARERA in future once the said litigations are resolved and project construction is started and/or any third party rights are to be created per se.

Thanking You,

Yours Sincerely,

For **Bhairaav Kothari Realtors LLP**

Madanlal P Jain (DIN- 00328460)

Designated Partner



29/12/2023