

Date: 25-04-2025

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

Subject: *Declaration Regarding Status of Sale of Units in the Redevelopment Project "Gautam Dhan" — Clarification on Rehab Members and Non-Sale to Allottees*

Ref: Application for Registration of the Real Estate Project "Gautam Dhan" under Section 3 of the Real Estate (Regulation and Development) Act, 2016

Promoter: NEW INDIA CONSTRUCTIONS

Respected Sir/Madam,

We, **NEW INDIA CONSTRUCTIONS**, a registered real estate developer having our office at 14th Floor, New India Heights Old Police Quarter Lane, Near Andheri Court, Andheri East - 400069, do hereby submit the following declaration in relation to the real estate project titled "**Gautam Dhan**", proposed for registration under the MahaRERA platform.

1. Nature and Background of the Project:

The project "Gautam Dhan" is a **redevelopment project** being undertaken under the prevailing laws, involving an existing **co-operative housing society**. The development is being carried out pursuant to the consent of all society members and in accordance with the requisite permissions and approvals from the concerned planning authorities.

2. Sale Status of Units:

We hereby categorically state that as on the date of this declaration:

- **No unit in the project has been sold to any third-party allottee** or to any person other than the original members of the society.
- The entire area marked as "sold" in the project disclosures under MahaRERA pertains **exclusively to the existing society members**, and **not to external buyers or allottees** as defined under the RERA Act.

3. Additional Area Purchase by Existing Members:

Certain existing society members have chosen, **at their own discretion**, to purchase **additional area** beyond their original entitlement under the redevelopment arrangement. This has been appropriately documented under their respective **Permanent Alternate Accommodation Agreements (PAAA)**, which were executed as part of the rehabilitation and reallocation process.

These internal transactions are **not to be construed as sales to external allottees**, and no agreements for sale, allotment letters, or marketing-related sales have been entered into with any person outside the existing society framework.

4. Legal Clarification on Status of Existing Members:

We respectfully submit that the **existing members of the society**, who are being re-accommodated under the PAAA and, in some cases, have voluntarily opted for additional area, shall be treated strictly as:

- **Rehabilitation members** or
- **Redevelopment society members**,

and **not as “allottees”** under the Real Estate (Regulation and Development) Act, 2016. Their rights arise solely from the **redevelopment arrangement**, and not through any **sale or marketing transaction** as defined in Section 2(d) of the Act.

This distinction is critical and is made in compliance with the legal and regulatory framework governing redevelopment projects in the State of Maharashtra.

5. Affirmation and Request:

We hereby affirm that:

- The statements made herein are **true, correct, and complete** to the best of our knowledge and belief.
- There is **no misrepresentation** in the disclosures submitted to the MahaRERA Authority.
- We undertake to fully comply with all applicable laws, rules, and directives issued by the Authority.

In light of the above, we respectfully request the Hon'ble Authority to consider this declaration and grant the registration certificate for the project **“Gautam Dhan”** under MahaRERA.

We remain committed to full transparency, statutory compliance, and upholding the objectives of the Real Estate (Regulation and Development) Act, 2016.

Thanking you,
Yours faithfully,
For **NEW INDIA CONSTRUCTIONS**