



TO WHOMSOEVER IT MAY CONCERN

This is to place on record that we, Samruddhi Developers have undertaken construction of balance work of Building No. 133, Nehru Nagar Amrapali Co-op. Housing Society Ltd., Survey No. 229 and 267 and CTS No. 2 (part) at Nehru Nagar, Kurla (East), Mumbai – 400 024 by virtue of Deed of Assignment ("the said Agreement") executed on 9th November, 2015 and registered with Sub-Registrar under No. KRI-3/7564-2015 between erstwhile Developers M/s Re-Built (discontinued due to financial problems and death of one of the working partners) and the Society.

Erstwhile Developers, M/s Re-Built had constructed Ground plus 7 Floors and all the Tenants of the Building and few new purchasers were given the possession and shifted to the newly constructed Building. However, few Purchasers of the Flats on Ground Floor and 8th Floor remained without Flats as Ground Floor was not completed and 8th Floor was not constructed. Pursuant to the said Agreement, we were to construct 8th Floor, regularize Ground Floor, Obtain Occupation Certificate amongst other obligations mentioned in the said Agreement.

For SAMRUDDHI DEVELOPERS

PARTNER

The Society was party to the said Agreement and agreed to co-operate us in carrying out balance Construction work. Though we were allowed to carry out certain work initially, non-cooperation from the Society hampered the work and now they are not parting with possession for carrying out the pending construction work mentioned in the said Agreement and also not giving us their approval to put up Plans before MHADA. The Society has twice sent us legal Notice for termination of the said Agreement also.

Under the circumstances, we are unable to comply with the terms of the said Agreement and though the Project is classified as "Ongoing Project" under the provisions of REHA, our Role in entire Project is limited to carrying out pending Construction Work mentioned in the said Agreement. Erstwhile Developers M/s Re-Built had carried out construction of Ground plus 7 Floors pursuant to IOD and CC received by them. We have yet to apply for Amended Plans/ Revised IOD for carrying out balance Construction Work which without the help of the Society is not possible.

Under the circumstances, since we have not obtained approved Amended Plans/ Revised IOD, we feel that we are not liable for registration of the Project under provisions of RERA but acting bonafide we are registering herewith under RERA. However, we do not have any access to any details pertaining to the Construction carried out by the erstwhile Developers and hence, the estimate of Project Cost and Cost Incurred relates to the balance Construction Work agreed to be carried out by us pursuant to the said Agreement and hence, wherever relevant Document/s is/are to be mandatorily uploaded, we are, in order to get the Project registered, uploading this Self-Declaration.

For SAMRUDDHI DEVELOPERS



PARTNER

