

SMART VALUE HOMES (PEENYA PROJECT) PRIVATE LIMITED

(A subsidiary of SMART VALUE HOMES LTD.)

Date: 30th Nov 2020

To,

The Deputy Secretary,
Karnataka Real Estate Regulatory Authority,
Bangalore

Dear Sir/ Madam,

Sub : Application reporting completion of Project NEW HAVEN BENGALURU PHASE II,
bearing Registration Number PRM/KA/RERA/1251/309/PR/170916/000146,

Ref : Your observation and additional details sought – reg

Referring to the cited subject, we have applied for closure of the project and have reported completion thereof. Pursuant to our application reporting completion of the project, your authority has made following observation:

1. Notarized affidavit not uploaded. (Enclosed)

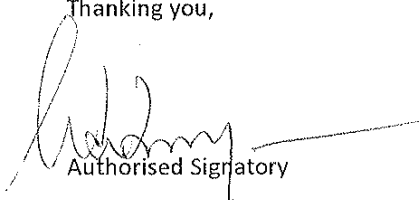
2. The plan is approved for 1907 units in the present case total no of flats in building 2 tower wise inventory not uploaded ,for other units weather completed or yet to be started details not forth coming,needs consent of 2/3 rd allottees and to comply sec 18 of RERA ACT4. (Clarification provided in the attachment).

3.It has been noticed that, there is 01 Complaints filed against the above promoter. Please submit compliance action/Order/Judgment taken on the orders issued by the Authority with supporting documents. (Details attached).

Referring to point no.2 above, the RERA Act 2017 does not seek 2/3rd consent for reporting completion of the project. As per section 14 & 15 of the said Act, 2/3rd consent is required only when there is alteration to the existing plan or the project is being sold to any third parties. In the present case we are not making any changes/alterations to the existing plan nor are we selling the project to any third parties. We are only reporting completion of Phase II project, as such there is no requirement of two third consent. Under the circumstances, it is hereby requested that the requirement of two-third consent for reporting completion of the project, be dispensed with.

In view of the reasons cited above, it is most humbly requested that your authority be pleased to record completion of the project.

Thanking you,



Authorised Signatory



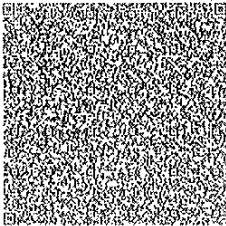
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INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA13834358838093Q
Certificate Issued Date : 24-Dec-2018 03:50 PM
Account Reference : NONACC (FI)/ kacrsf108/ NELAMANGALA3/ KA-BR
Unique Doc. Reference : SUBIN-KAKACRSFL0862922224718125Q
Purchased by : SMART VALUE HOMES PEENYA PROJECT PRIVATE LIMITED
Description of Document : Article 4 Affidavit
Description : RERA DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : SMART VALUE HOMES PEENYA PROJECT PRIVATE LIMITED
Second Party : RERA KARNATAKA
Stamp Duty Paid By : SMART VALUE HOMES PEENYA PROJECT PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 500
(Five Hundred only)



Please write or type below this line

FORM 'B'

[See sub-rule 4 of rule (3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

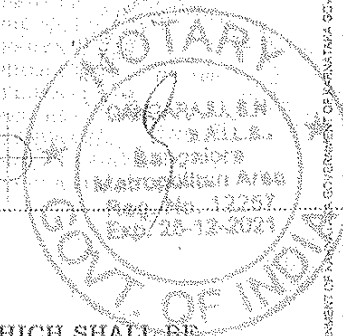
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Dinesan M.O. duly authorized by the promoter
of the project "New Haven Bengaluru Phase II" situated at Sheshagirraopalya,

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shellostamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Authorised Signatory
Town Co-Op. Society (Ltd.)
B.H. Road, Nelamangala.



Village Dasanapura Hobli, Nelamangala Taluk, Bengaluru District, Karnataka by
Letter of Authority dated 17th March 2014.

I, Dinesan M.O. duly authorized by the promoter of the project do hereby solemnly
declare, undertake and state as under:

- 1) That the promoter has a legal title report to the land on which the development of the proposed project is to be carried out. And a legally valid authentication of the title of such land along with an authenticated copy of agreement between such owner and promoter for the development of the real estate project is enclosed herewith.
- 2) The details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details are annexed as Annexure A.
- 3) That the time period within which the project shall be completed by promoter is 31st December 2019.
- 4) That seventy percent of the amounts realized by the promoter by the allottees, shall be deposited in a separate bank account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
- 5) That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
- 6) That the amount from the separate account shall be withdrawn after it is certified by an architect engineer, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
- 7) That the promoter shall get the accounts audited within 6 months after the end of the every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- 8) That, promoter shall take all pending approvals on time from the competent authorities.
- 9) That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10) That the promoter shall not discriminate against any allottee at the time of allotment of flat apartment, plot or building, as the case may be, on any grounds.



ATTESTED
DINESAN M.O. D.N. BALLI
ADVOCATE & NOTARY PUBLIC
GOVT. OF INDIA
No. 1, 2nd Floor, 1st Floor
Behind Narayana Temple, Kumbhgaruda
7, T. Nagar Road, BANGALORE-560 077
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