

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)

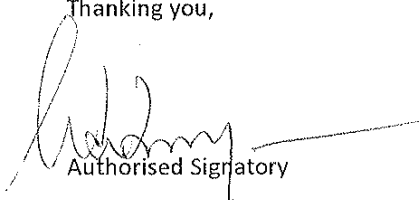
2. The plan is approved for 1907 units in the present case total no of flats in building 2 tower wise inventory not uploaded ,for other units weather completed or yet to be started details not forth coming,needs consent of 2/3 rd allottees and to comply sec 18 of RERA ACT4. (Clarification provided in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