

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)

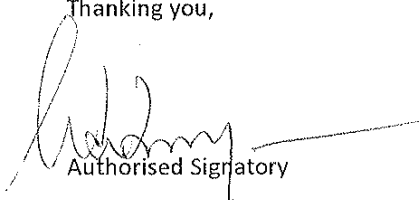
2. The plan is approved for 1907 units in the present case total no of flats in building 2 tower wise inventory not uploaded ,for other units weather completed or yet to be started details not forth coming,needs consent of 2/3 rd allottees and to comply sec 18 of RERA ACT4. (Clarification provided in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

- CLARIFICATION ON INVENTORY -

Query:

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 unit's weather completed or yet to be started details not forth coming, needs consent of 2/3rd allottees and to comply sec 18 of RERA ACT4

- I. Tower wise inventory is as follow's
 - a. Tower 30: 58 Nos
 - b. Tower 31: 60 Nos
 - c. Tower 32: 60 Nos
 - d. Tower 33: 56 Nos
 - e. Tower 34: 59 Nos

New Haven, Peenya - Tower details					
S.No	Tower	No of Basements	Status of OC	RERA Status	No of units
1	Tower 1	2	Received	Exempted from RERA - OC received prior to RERA	60
2	Tower 2	2	Received		60
3	Tower 3	2	Received		52
4	Tower 4	2	Received		51
5	Tower 5	2	Received		52
6	Tower 6	2	Received		60
7	Tower 7	2	Received		60
8	Tower 8	2	Received		60
9	Tower 9	2	Received		60
10	Tower 10	1	Received		60
11	Tower 11	1	Received		58
12	Tower 12	1	Received		60
13	Tower 13	1	Received		60
14	Tower 14	1	Received		52
15	Tower 15	1	Received		49
16	Tower 16	1	Received		52
17	Tower 17	1	Received		48
18	Tower 18	1	Received		51
19	Tower 19	1	Received	Phase 3 - PRM/KA/RERA/1250/307/PR/171014/000171 (Applied for Project completion)	44
20	Tower 26	2	Received		52
21	Tower 35	2	Received		60
22	Tower 20	1	Received	Phase 4 - PRM/KA/RERA/1251/309/PR/200103/003103 (Post registration & Quarterly updates)	44
23	Tower 21	2	Received		44
24	Tower 27	2	Received		52
25	Tower 28	2	Received		52
26	Tower 29	2	Received		58

27	Tower 22	2	Not received	Not open for Sale	43
28	Tower 23	2	Not received		43
29	Tower 24	2	Not received		52
30	Tower 25	2	Not received		50
31	Tower 30	2	Received	Phase 2 - PRM/KA/RERA/1251/309/PR/170916/000146 (Applied for Project completion)	58
32	Tower 31	2	Received		60
33	Tower 32	2	Received		60
34	Tower 33	2	Received		56
35	Tower 34	2	Received		59
36	Villaments - Phase 2 (Yet to be constructed)	0	Not started	Not open for Sale - Revisions	15
Total					1907

- INVENTORY DETAILS -

Phase-2 (Building Nos 30, 31, 32, 33 & 34)									
No of Basements - 2 (Lower Basement & Upper Basement)									
S. No	Floor No	Unit Type	Other Type if applicable	Carpet Area (In SFT)	Exclusive Common Area of unit given to Allottee (In SFT)	Exclusive Common area given to Association (In SFT)	UDS (In SFT)	No of Parking Lots	
Building No 30									
No of Basements - 2 (Lower & Upper Basements)									
1	GF	Elite 30003		772	75	316	431	1	
2		Elite 30004		772	75	316	431	1	
3		Elite 30011		772	75	316	431	1	
4		Elite 30012		772	75	316	431	1	
5		Elite 30013		772	75	316	431	1	
6	1st Floor	Elite 30014		772	75	316	431	1	
7		Elite 30021		772	75	316	431	1	
8		Elite 30022		772	75	316	431	1	
9		Elite 30023		772	75	316	431	1	
10		Elite 30024		772	75	316	431	1	
11	2nd Floor	Elite 30031		772	75	316	431	1	
12		Elite 30032		772	75	316	431	1	
13		Elite 30033		772	75	316	431	1	
14		Elite 30034		772	75	316	431	1	
15		Elite 30041		772	75	316	431	1	
16	3rd Floor	Elite 30042		772	75	316	431	1	
17		Elite 30043		772	75	316	431	1	
18		Elite 30044		772	75	316	431	1	
19		Elite 30051		772	75	316	431	1	
20		Elite 30052		772	75	316	431	1	
21	4th Floor	Elite 30053		772	75	316	431	1	
22		Elite 30054		772	75	316	431	1	
23		Elite 30061		772	75	316	431	1	
24		Elite 30062		772	75	316	431	1	
25		Elite 30063		772	75	316	431	1	
26	5th Floor	Elite 30064		772	75	316	431	1	
27		Elite 30071		772	75	316	431	1	
28		Elite 30072		772	75	316	431	1	
29		Elite 30073		772	75	316	431	1	
30		Elite 30074		772	75	316	431	1	
31	6th Floor	Elite 30081		772	75	316	431	1	
32		Elite 30082		772	75	316	431	1	
33		Elite 30083		772	75	316	431	1	
34		Elite 30084		772	75	316	431	1	
35		Elite 30091		772	75	316	431	1	
36	7th Floor	Elite 30092		772	75	316	431	1	
37		Elite 30093		772	75	316	431	1	
38		Elite 30094		772	75	316	431	1	
39		Elite 30101		772	75	316	431	1	
40		Elite 30102		772	75	316	431	1	
41	8th Floor	Elite 30103		772	75	316	431	1	
42		Elite 30104		772	75	316	431	1	
43		Elite 30111		772	75	316	431	1	
44		Elite 30112		772	75	316	431	1	
45		Elite 30113		772	75	316	431	1	
46	9th Floor	Elite 30114		772	75	316	431	1	
47		Elite 30121		772	75	316	431	1	
48		Elite 30122		772	75	316	431	1	
49		Elite 30123		772	75	316	431	1	
50		Elite 30124		772	75	316	431	1	
51	10th Floor	Elite 30131		772	75	316	431	1	
52		Elite 30132		772	75	316	431	1	
53		Elite 30133		772	75	316	431	1	
54		Elite 30134		772	75	316	431	1	
55		Elite 30141		772	75	316	431	1	
56	11th Floor	Elite 30142		772	75	316	431	1	
57		Elite 30143		772	75	316	431	1	
58		Elite 30144		772	75	316	431	1	
Building No 31									
No of Basements - 2 (Lower & Upper Basements)									
1	GF	Elite 31001		772	75	316	431	1	
2		Elite 31002		772	75	316	431	1	
3		Elite 31003		772	75	316	431	1	
4		Elite 31004		772	75	316	431	1	
5		Elite 31011		772	75	316	431	1	
6	1st Floor	Elite 31012		772	75	316	431	1	
7		Elite 31013		772	75	316	431	1	
8		Elite 31014		772	75	316	431	1	
9		Elite 31021		772	75	316	431	1	
10		Elite 31022		772	75	316	431	1	
11	2nd Floor	Elite 31023		772	75	316	431	1	
12		Elite 31024		772	75	316	431	1	
13		Elite 31031		772	75	316	431	1	
14		Elite 31032		772	75	316	431	1	
15		Elite 31033		772	75	316	431	1	
16	3rd Floor	Elite 31034		772	75	316	431	1	
17		Elite 31041		772	75	316	431	1	

Phase-2 (Building Nos 30, 31, 32, 33 & 34)									
No of Basements - 2 (Lower Basement & Upper Basement)									
S.No	Floor No	Unit Type	Other Type if applicable	Carpet Area (In SFT)	Exclusive Common Area of unit given to Allottee (In SFT)	Exclusive Common area given to Association (In SFT)	UDS (In SFT)	No of Parking Lots	
18	4th Floor	Elite 31042	NA	772	75	316	431	1	
19		Elite 31043		772	75	316	431	1	
20		Elite 31044		772	75	316	431	1	
21		Elite 31051		772	75	316	431	1	
22	5th Floor	Elite 31052		772	75	316	431	1	
23		Elite 31053		772	75	316	431	1	
24		Elite 31054		772	75	316	431	1	
25		Elite 31061		772	75	316	431	1	
26	6th Floor	Elite 31062		772	75	316	431	1	
27		Elite 31063		772	75	316	431	1	
28		Elite 31064		772	75	316	431	1	
29		Elite 31071		772	75	316	431	1	
30	7th Floor	Elite 31072		772	75	316	431	1	
31		Elite 31073		772	75	316	431	1	
32		Elite 31074		772	75	316	431	1	
33		Elite 31081		772	75	316	431	1	
34	8th Floor	Elite 31082		772	75	316	431	1	
35		Elite 31083		772	75	316	431	1	
36		Elite 31084		772	75	316	431	1	
37		Elite 31091		772	75	316	431	1	
38	9th Floor	Elite 31092		772	75	316	431	1	
39		Elite 31093		772	75	316	431	1	
40		Elite 31094		772	75	316	431	1	
41		Elite 31101		772	75	316	431	1	
42	10th Floor	Elite 31102		772	75	316	431	1	
43		Elite 31103		772	75	316	431	1	
44		Elite 31104		772	75	316	431	1	
45		Elite 31111		772	75	316	431	1	
46	11th Floor	Elite 31112		772	75	316	431	1	
47		Elite 31113		772	75	316	431	1	
48		Elite 31114		772	75	316	431	1	
49		Elite 31121		772	75	316	431	1	
50	12th Floor	Elite 31122		772	75	316	431	1	
51		Elite 31123		772	75	316	431	1	
52		Elite 31124		772	75	316	431	1	
53		Elite 31131		772	75	316	431	1	
54	13th Floor	Elite 31132		772	75	316	431	1	
55		Elite 31133		772	75	316	431	1	
56		Elite 31134		772	75	316	431	1	
57		Elite 31141		772	75	316	431	1	
58	14th Floor	Elite 31142		772	75	316	431	1	
59		Elite 31143		772	75	316	431	1	
60		Elite 31144		772	75	316	431	1	
Building No 32									
No of Basements - 2 (Lower & Upper Basements)									
1	GF	Ultima 32001		NA	636	65	265	358	1
2		Ultima 32002			636	65	265	358	1
3		Ultima 32003			636	65	265	358	1
4		Ultima 32004			636	65	265	358	1
5	1st Floor	Ultima 32011			636	65	265	358	1
6		Ultima 32012			636	65	265	358	1
7		Ultima 32013			636	65	265	358	1
8		Ultima 32014			636	65	265	358	1
9	2nd Floor	Ultima 32021			636	65	265	358	1
10		Ultima 32022			636	65	265	358	1
11		Ultima 32023			636	65	265	358	1
12		Ultima 32024			636	65	265	358	1
13	3rd Floor	Ultima 32031			636	65	265	358	1
14		Ultima 32032			636	65	265	358	1
15		Ultima 32033			636	65	265	358	1
16		Ultima 32034	636		65	265	358	1	
17	4th Floor	Ultima 32041	636		65	265	358	1	
18		Ultima 32042	636		65	265	358	1	
19		Ultima 32043	636		65	265	358	1	
20		Ultima 32044	636		65	265	358	1	
21	5th Floor	Ultima 32051	636		65	265	358	1	
22		Ultima 32052	636		65	265	358	1	
23		Ultima 32053	636		65	265	358	1	
24		Ultima 32054	636		65	265	358	1	
25	6th Floor	Ultima 32061	636		65	265	358	1	
26		Ultima 32062	636		65	265	358	1	
27		Ultima 32063	636		65	265	358	1	
28		Ultima 32064	636		65	265	358	1	
29	7th Floor	Ultima 32071	636		65	265	358	1	
30		Ultima 32072	636		65	265	358	1	
31		Ultima 32073	636		65	265	358	1	
32		Ultima 32074	636		65	265	358	1	
33	8th Floor	Ultima 32081	636		65	265	358	1	
34		Ultima 32082	636		65	265	358	1	

Phase-2 (Building Nos 30, 31, 32, 33 & 34)									
No of Basements - 2 (Lower Basement & Upper Basement)									
S, No	Floor No	Unit Type	Other Type if applicable	Carpet Area (In SFT)	Exclusive Common Area of unit given to Allottee (In SFT)	Exclusive Common area given to Association (In SFT)	UDS (In SFT)	No of Parking Lots	
35	9th Floor	Ultima 32083	NA	636	65	265	358	1	
36		Ultima 32084		636	65	265	358	1	
37		Ultima 32091		636	65	265	358	1	
38		Ultima 32092		636	65	265	358	1	
39		Ultima 32093		636	65	265	358	1	
40	10th Floor	Ultima 32094		636	65	265	358	1	
41		Ultima 32101		636	65	265	358	1	
42		Ultima 32102		636	65	265	358	1	
43		Ultima 32103		636	65	265	358	1	
44	11th Floor	Ultima 32104		636	65	265	358	1	
45		Ultima 32111		636	65	265	358	1	
46		Ultima 32112		636	65	265	358	1	
47		Ultima 32113		636	65	265	358	1	
48	12th Floor	Ultima 32114		636	65	265	358	1	
49		Ultima 32121		636	65	265	358	1	
50		Ultima 32122		636	65	265	358	1	
51		Ultima 32123		636	65	265	358	1	
52	13th Floor	Ultima 32124		636	65	265	358	1	
53		Ultima 32131		636	65	265	358	1	
54		Ultima 32132		636	65	265	358	1	
55		Ultima 32133		636	65	265	358	1	
56	14th Floor	Ultima 32134		636	65	265	358	1	
57		Ultima 32141		636	65	265	358	1	
58		Ultima 32142		636	65	265	358	1	
59		Ultima 32143		636	65	265	358	1	
60		Ultima 32144		636	65	265	358	1	
Building No 33									
No of Basements - 2 (Lower & Upper Basements)									
1	1st Floor	Ultima 33011	NA	636	65	265	358	1	
2		Ultima 33012		636	65	265	358	1	
3		Ultima 33013		636	65	265	358	1	
4		Ultima 33014		636	65	265	358	1	
5	2nd Floor	Ultima 33021		636	65	265	358	1	
6		Ultima 33022		636	65	265	358	1	
7		Ultima 33023		636	65	265	358	1	
8		Ultima 33024		636	65	265	358	1	
9	3rd Floor	Ultima 33031		636	65	265	358	1	
10		Ultima 33032		636	65	265	358	1	
11		Ultima 33033		636	65	265	358	1	
12		Ultima 33034		636	65	265	358	1	
13	4th Floor	Ultima 33041		636	65	265	358	1	
14		Ultima 33042		636	65	265	358	1	
15		Ultima 33043		636	65	265	358	1	
16		Ultima 33044		636	65	265	358	1	
17	5th Floor	Ultima 33051		636	65	265	358	1	
18		Ultima 33052		636	65	265	358	1	
19		Ultima 33053		636	65	265	358	1	
20		Ultima 33054		636	65	265	358	1	
21	6th Floor	Ultima 33061		636	65	265	358	1	
22		Ultima 33062		636	65	265	358	1	
23		Ultima 33063		636	65	265	358	1	
24		Ultima 33064		636	65	265	358	1	
25	7th Floor	Ultima 33071		636	65	265	358	1	
26		Ultima 33072		636	65	265	358	1	
27		Ultima 33073		636	65	265	358	1	
28		Ultima 33074		636	65	265	358	1	
29	8th Floor	Ultima 33081		636	65	265	358	1	
30		Ultima 33082		636	65	265	358	1	
31		Ultima 33083		636	65	265	358	1	
32		Ultima 33084		636	65	265	358	1	
33	9th Floor	Ultima 33091		636	65	265	358	1	
34		Ultima 33092		636	65	265	358	1	
35		Ultima 33093		636	65	265	358	1	
36		Ultima 33094		636	65	265	358	1	
37	10th Floor	Ultima 33101		636	65	265	358	1	
38		Ultima 33102		636	65	265	358	1	
39		Ultima 33103		636	65	265	358	1	
40		Ultima 33104		636	65	265	358	1	
41	11th Floor	Ultima 33111		636	65	265	358	1	
42		Ultima 33112		636	65	265	358	1	
43		Ultima 33113		636	65	265	358	1	
44		Ultima 33114		636	65	265	358	1	
45	12th Floor	Ultima 33121		636	65	265	358	1	
46		Ultima 33122		636	65	265	358	1	
47		Ultima 33123		636	65	265	358	1	
48		Ultima 33124		636	65	265	358	1	
49	13th Floor	Ultima 33131		636	65	265	358	1	
50		Ultima 33132		636	65	265	358	1	
51		Ultima 33133		636	65	265	358	1	

Phase-2 (Building Nos 30, 31, 32, 33 & 34)								
No of Basements - 2 (Lower Basement & Upper Basement)								
S.No	Floor No	Unit Type	Other Type if applicable	Carpet Area (In SFT)	Exclusive Common Area of unit given to Allottee (In SFT)	Exclusive Common area given to Association (In SFT)	UDS (In SFT)	No of Parking Lots
52	14th Floor	Ultima 33134		636	65	265	358	1
53		Ultima 33141		636	65	265	358	1
54		Ultima 33142		636	65	265	358	1
55		Ultima 33143		636	65	265	358	1
56		Ultima 33144		636	65	265	358	1
Building No 34								
No of Basements - 2 (Lower & Upper Basements)								
1	GF	3 BHK 34001	NA	843	61	382	477	1
2		3 BHK 34003		843	61	382	477	1
3		3 BHK 34004		843	61	382	477	1
4		3 BHK 34011		843	61	382	477	1
5		3 BHK 34012		843	61	382	477	1
6	1st Floor	3 BHK 34013		843	61	382	477	1
7		3 BHK 34014		843	61	382	477	1
8		3 BHK 34021		843	61	382	477	1
9		3 BHK 34022		843	61	382	477	1
10		3 BHK 34023		843	61	382	477	1
11	2nd Floor	3 BHK 34024		843	61	382	477	1
12		3 BHK 34031		843	61	382	477	1
13		3 BHK 34032		843	61	382	477	1
14		3 BHK 34033		843	61	382	477	1
15		3 BHK 34034		843	61	382	477	1
16	3rd Floor	3 BHK 34041		843	61	382	477	1
17		3 BHK 34042		843	61	382	477	1
18		3 BHK 34043		843	61	382	477	1
19		3 BHK 34044		843	61	382	477	1
20		3 BHK 34051		843	61	382	477	1
21	4th Floor	3 BHK 34052		843	61	382	477	1
22		3 BHK 34053		843	61	382	477	1
23		3 BHK 34054		843	61	382	477	1
24		3 BHK 34061		843	61	382	477	1
25		3 BHK 34062		843	61	382	477	1
26	5th Floor	3 BHK 34063		843	61	382	477	1
27		3 BHK 34064		843	61	382	477	1
28		3 BHK 34071		843	61	382	477	1
29		3 BHK 34072		843	61	382	477	1
30		3 BHK 34073		843	61	382	477	1
31	6th Floor	3 BHK 34074		843	61	382	477	1
32		3 BHK 34081		843	61	382	477	1
33		3 BHK 34082		843	61	382	477	1
34		3 BHK 34083		843	61	382	477	1
35		3 BHK 34084		843	61	382	477	1
36	7th Floor	3 BHK 34091		843	61	382	477	1
37		3 BHK 34092		843	61	382	477	1
38		3 BHK 34093		843	61	382	477	1
39		3 BHK 34094		843	61	382	477	1
40		3 BHK 34101		843	61	382	477	1
41	8th Floor	3 BHK 34102		843	61	382	477	1
42		3 BHK 34103		843	61	382	477	1
43		3 BHK 34104		843	61	382	477	1
44		3 BHK 34111		843	61	382	477	1
45		3 BHK 34112		843	61	382	477	1
46	9th Floor	3 BHK 34113		843	61	382	477	1
47		3 BHK 34114		843	61	382	477	1
48		3 BHK 34121		843	61	382	477	1
49		3 BHK 34122		843	61	382	477	1
50		3 BHK 34123		843	61	382	477	1
51	10th Floor	3 BHK 34124		843	61	382	477	1
52		3 BHK 34131		843	61	382	477	1
53		3 BHK 34132		843	61	382	477	1
54		3 BHK 34133		843	61	382	477	1
55		3 BHK 34134		843	61	382	477	1
56	11th Floor	3 BHK 34141		843	61	382	477	1
57		3 BHK 34142		843	61	382	477	1
58		3 BHK 34143		843	61	382	477	1
59		3 BHK 34144		843	61	382	477	1