

“TO WHOMSOEVER IT MAY CONCERN”

I, Atul N Patel, on behalf of the Promoter “ Atul Projects India Pvt. Ltd “ of the Real Estate Project “ Samarth Blue Mountains” hereby declare that the construction activity of the said project was completed in the year 2010

The brief is as under

The Promoter had entered into Development agreement with the land owner Lucky Developers (Partnership Firm having registered address at 4, Chandrakant Apartments , shreyas Colony , Aarey Road, Goregaon (E), Mumbai 400063) on 10th September 2007 and according to that agreement plans has been approved by the MMC and SRA vide Order No SRA/ENG/RV/OC/AP dated 31st August 2002 as follows

- Two plots have been earmarked for construction of buildings to provide tenements for rehabilitation in First Phase of 445 occupants and other part of the plot for consuming 355000 sq ft for construction of the buildings for sale on open market.
- The plot which consists of 4 towers of about 23 floors
- All the approvals were in name of the land owner only (i.e. M/S Lucky Developers)
- Developers (i.e. Atul Projects India Pvt Ltd has completed the construction of the building as per development agreement)
- 2 floors of the building has been retained and sold by the Land Owner (i.e. Lucky developers)
We have signed that agreement as confirming party

Disputes are going on between developers and Land owner regarding further FSI as follows

Lucky developers (Land owner) fails to make available FSI of 355000 for saleable building as per clause 3 of the Development agreement dated 10.09.2007 Secondly they have terminated Development agreement and revoked power of attorney dated 26.09.2007 on 03.09.2011 which is bad in law and null & void for which we have filed arbitration petition before the hon'ble high court Bombay under section 9 of the Arbitration and conciliation Act,1996 and it is still pending before arbitral tribunal.

Further the Land owners : Lucky Developers” are not supporting us to register this project in RERA and hence we as developers we are registering this project for ourselves only.

ATUL PROJECTS INDIA PVT. LTD.

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CIN No- U45200MH2007PTC173576

Non Corporation from Project Architect

The project consultant (architect) Ellora Project Consultant appointed by the Lucky vide their letter dated 26.10.2010 had already certified and confirmed that the construction work of the said building was completed. However, the Ellora Project Consultant has not submitted the final plans of the said building for obtaining the Occupation Certificate from SRA, Mumbai. Therefore we vide their letter dated 21.07.2014 requested to Ellora Project Consultant to submit the necessary plans, specifications or any other pending documents for compliances to issue the occupation certificate with respect to the said building. The Ellora Project Consultant neither submitted any plans and specifications to Chief Executive Officer (C.E.O.) and Executive Engineer of SRA, Mumbai nor issued any reply to the letter issued us. And hence for the RERA registration we have taken certificate in form 1 from other Architect M/s Jatin Bhuta & associates by giving notice to Ellora project Consultant dated 24.05.2019.

For Atul Projects India Pvt Ltd



Atul N Patel
Director
Place :- Mumbai
Date :- 22/8/2019

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