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Management Services...

Date : 27/01/2025

To

DIRECTOR MahaRERA Authority COMPLIENCES

Date: [23/01/2025]

Subject: Reply to Show Cause Notice Regarding Project KRUSHNAI HEIGHTS - P50300046902

Reference: Your Show Cause Notice dated 20.01.2025

Respected Sir/Madam,

This letter constitutes our reply to the Show Cause Notice issued by your esteemed office on 20.01.2025 pertaining to the project "KRUSHNAI HEIGHTS" registered under MahaRERA registration number **P50300046902.**

We acknowledge receipt of your notice and have carefully considered the allegations therein. We wish to submit the following in response:

1. Completion of Project:

- We understand the concerns regarding the delay in project completion. However, we would like to explain the following factors that contributed to the delay:
  - **Construction Labor Challenges:** During the Lok Sabha and Vidhan Sabha elections in Maharashtra, there were significant disruptions in the availability of construction labor, leading to delays in the project's progress.
    Non availability of sand and specific sizes burnt bricks in perticuler season.
  - **Revised Sanction:**. We submitted the revised proposal to the AMC on **28/09/2023** and. However, the formal revised sanction is still in process as on date.
- **Current Status:** Despite these challenges, we have made significant progress. The project is currently nearing completion, with an estimated 80-85% of the work completed.
- **Part Occupancy Certificate:** We have obtained Part Occupancy Certificate on dated **02/08/2023**

2. Quarterly Progress Reports:

- We acknowledge the requirement to submit quarterly progress reports as per Section 11(1)(b), (c), (d) and (e) of the RERA Act and MahaRERA Order No. 33/2022 dated 05.07.2022.
- We have updated the progress reports up to December 2023. We understand that there have been some delays in updating the MahaRERA website.

Time : 11am. to 7pm.
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- We are committed to submitting all the related updates and uploading the necessary documents as soon as possible.

3. Remedial Measures:

- We have already applied for an extension of the project completion with reference number [EXT50300025911] We request an extension up to **15/12/2025** to ensure the smooth completion of the project.

4. Assurance of Future Compliance:

- We assure the Authority that all future obligations under the RERA Act, including the submission of quarterly progress reports and compliance with the revised project completion timeline, will be diligently fulfilled.

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- We request an opportunity to resolve this matter with the Maharera Authority.

We respectfully request that the Authority consider our response and take appropriate action in light of the above explanations and commitments.

We remain committed to complying with all applicable laws and regulations and to ensuring the timely and successful completion of the KRUSHNAI HEIGHTS project.

27/01/2025

Sincerely,

JEEVAN ZANZAT PARTNER

URJA INFRASTRUCTURE

[9370159720]

URJA INFRASTRUCTURE

PARTNER