



**TO WHOMSOEVER IT MAY CONCERN**  
**SELF DECLARATION**

1. The Project is construction financed by HUDCO under scheme no. 19683 & 19860 total principal outstanding is Rs. 24,44,87,690.00 as shown in account FY 2015-16.
2. HUDCO initiation legal proceeding under SARFAESI Act (DRT, Nagpur Case No. SA-79/2014) as well as under RDDB Act (DRTI Mumbai Case No. OA 139/2014).
3. The total land admeasuring area 80500 Sq. Mtrs. divided in phases. In which Phase - II land in coal belt reservation in RP and going to convert R zone in upcoming DP accordingly layout of entire land is to be revised.
4. Total Unit sanctioned and constructed 266, out of which possession 186 unit sold and handover possession to respective buyers details as given in Form 3 & also further 25 units are proposed in the project.
5. HUDCO taken injunction order dated 11.11.2014 in DRT-I Mumbai case no. OA-139/2014 for said Project as "Defendant from alienating, encumbering, disposing of, parting with possession, transferring, selling, creating third part rights, tittle & interest of any nature whatsoever on the immovable properties ".
6. Deed of Declaration executed vide Serial No. 3185/2010, dated 3.7.2010 is duly registered at the Office of the Sub-Registrar of Assurances, Nagpur - 10 (Nagpur : Rural), Nagpur, and has further executed (i) the Deed of Addendum to the said Declaration vide Serial No. 9157/2013, dated 02.08.2013 is duly registered on 05.08.2013 at the Office of the Sub-Registrar of Assurances, Nagpur - 10 (Nagpur : Rural), (ii) the Deed of Second Addendum vide Serial No.8530/2016 dated 15.11.2016 registered with Sub- Registrar of Assurances Nagpur-7 (Nagpur : Rural), and (iii) the Deed of Rectification to the Deed of Second Addendum vide Serial No.943/2017 dated 9.02.2017 is duly registered with the Sub-Registrar of Assurances Nagpur -7 (Nagpur : Rural).
7. Hon'able Supreme Court order dated 24.03.2017 in the case no. Special Leave Petition (C) No. 5993 of 2017 is "Status quo, existing as on today, shall be maintained till the next date of hearing".
8. Occupancy, Release & Completion Certificates Application is pending with NIT since 03<sup>rd</sup> May 2014. However Assistant Engineer (North), N.M.R.D.A, Nagpur through their letter no.1393 dated 26.05.2017 clarification is required accordingly reply filled to NIT through our letter no. RDPL/JUN/2017/KD-NIT/OCRL-12 dated 03<sup>rd</sup> Jun, 2017.
9. Project was delayed for
  - I. New Statutory Amendments and Environmental Clearance:
    - a. New Statutory Amendment:

As per the prevalent building laws and practice, the building plans were approved by the Gram Panchayat on September 29, 2009 and the Collector sanctioned the revised Lay-out on February 8, 2010. Later, the Collector approached Ramnath Developers and asked it to resubmit the building plans to him for approval. Accordingly, Ramnath Developers submitted the plans to the Collector and the same were sanctioned by him on May 14, 2010.

On August 17, 2010 Ramnath Developers preferred an Application to the Assistant Director, Town Planning so as to have the revisions effected to the building plans sanctioned. As late

Ramnath Developers Pvt. Ltd.

Ramnath House, Ramnath City Campus, K.N. 66 (part), Bokhara, Koradi Road, Nagpur-441111.

DIRECTOR

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CIN: U45400UP2008PTC034933



addressed a letter to Ramnath Developers. In the said letter dated November 19, 2010, the Assistant Director, Town Planning directed Ramnath Developers to approach Nagpur Improvement Trust (NIT) which had been appointed as the Special Town Planning Authority under the Notification dated August 31, 2010 bearing No. TPS/ 2409/ 2890/ CR-356/ 05/ UD-9. The inaction on the part of the Assistant Director, Town Planning and its absurd interpretation of the Notification to be retrospectively applicable to Ramnath Developers delayed the project. Against this decision Ramnath Developers preferred an appeal under the provisions of Maharashtra Regional and Town Planning Act, 1966 before the Hon'ble Minister, Urban Development Department, Mantralaya, Mumbai.

However, in order to avoid protracted litigation, Ramnath Developers submitted the revised Building Plans to NIT on March 15, 2011. At that stage instead of taking matters forward, NIT refused to act upon the said plans on the pretext that NIT had not approved the original Lay-Out. NIT thus revised the Lay-out which was earlier duly approved by the Collector. NIT also directed Ramnath Developers to submit the revised Building Plan after entering into a Development Agreement with it. Ramnath Developers got the Lay-out approved from NIT and also entered into an Agreement with NIT on January 19, 2012.

## b. Environment Clearance:

After the execution of the Development Agreement as aforesaid, instead of expediting things, NIT, at this belated stage, insisted upon Environment Clearance under the Environment Impact Assessment Notification 2006.

During past couple of years, Non-availability of Environment Clearance on time has hit the real estate sector hard. Further, the said Environment Impact Assessment Notification of 2006 too was amended by the Ministry of Environment and Forests vide its Notification dated April 4, 2011.

In spite of the fact that the project, in the opinion of Ramnath Developers and all its expert advisors, did not require Environment Clearance (EC), to save time Ramnath Developers had approached the concerned authorities i.e. the State Level Environment Impact Assessment Authority (SEIAA) and the State Expert Appraisal Committee (SEAC) as early as 2009. But in its 42nd meeting SEIAA directed that the project required EC once again ignoring the facts. It is pertinent to note that Environment Clearance was granted to Ramnath Developers after three long years by SEIAA on December 10, 2012. Many other builders have been known to have abandoned their projects on account of delays at SEIAA's end.

NIT ultimately granted the Building Permit Commencement Certificate to Ramnath Developers on April 9, 2013 and also sanctioned its revised plans. But, at the time of sanctioning the said plans NIT imposed a huge and unjust penalty of Rs. 1,67,51,533/- (Rupees One Crore Sixty Seven Lakhs Fifty One Thousand Five Hundred and Thirty Three) for default and for doing construction without building permit ignoring the fact that the plans were earlier duly approved by the Gram Panchayat and the Collector as per building laws and practice.

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NIT's highhanded conduct cost Ramnath Developers dear and was akin to victimizing the victim especially since all the construction was put up pursuant to approved plans.

## II. Delay in Construction of the Outer Ring Road, Fly-over, and Bridge by the Government:

One of the appealing features of the project is straight access from the approach road and two railway fly-over bridges being constructed by the Government. The construction was slated for completion in 2012. However, it is only now that the said construction is nearing completion.

Unexpectedly, the construction of the aforesaid projects by the Government interfered with the Project on account of heavy traffic jams etc. The customers were not able to easily access the Project. However, as stated above these projects are completed in April 2014.

## III. Due to initiation of legal proceedings by HUDCO Ltd. Project hold since May 2013.

10. There are 30 cases filed in State Consumer Disputes Redressal Commission Maharashtra State, Circuit Bench, Nagpur by purchasers in the said project.

For Ramnath Developers Private Limited  
Ramnath Developers Pvt. Ltd.

Director

**DIRECTOR**

Date : 30-Jul-2017

Place : Nagpur