

To

The Secretary

Maharashtra Real Estate Regulatory Authority

Subject : Issues regarding restarting of construction work post lockdown

Dear Sir,

We have registered a project vide registration number **P50500000638**. As you are aware that due to COVID-19 pandemic nationwide lockdown was imposed due to which all the businesses were disturbed. The real estate industry had a big impact due to COVID. Even after lockdown is lifted with some restrictions, we are facing many disturbances and issues due to which our ongoing project is getting hampered. Some of our issues are as under-

1) Shortage of labour-

During lockdown labour migrated to their native places because of the fear of COVID. Due to this labour are not available and Real Estate being a labour dominated industry, it is very difficult to continue construction without labour. Majorly the labours are from Uttar Pradesh or Bihar. We are continuously contacting the labour to return back to work and even they want to return but due to non-availability of transportation they are unable to return.

2) Material Procurement-

Due to lockdown the industries were closed for almost 2 months and due to which the material was not circulation in the market. The available material had too high prices almost to the tune of 25-30% more. Even post lockdown industries are not operating at 100% capacity due to which material procurement has become a major problem. High prices and delay in transportation is causing serious disturbances in the construction work.

3) Market demand for Residential/ Commercial units-

Due to COVID-19 many people have either lost there jobs or are working at reduced pay or are having decline in businesses. This has impacted the demand in the industry and new buyers are not interested in buying property in the current scenario. Since our project is under affordable housing, the buyer are generally from salaried class or small businessman. Such segment of buyers are not willing to invest money in property. Marketing has also become difficult as we cannot hold gatherings and people also doesn't want to meet in person due to fear of corona spread.

4) Funding from Banks/ Financial Institutes-

The funding agencies are unwilling to lend due to the current scenario and hence we are facing liquidity issues also.

Even after lockdown is lifted but due to all above problems the construction work has a big impact. There are also rumors of further lockdown/ curfew which can prove to be deterrent. In Nagpur the local municipality has also imposed curfews on certain days which are also a reason to worry.

Further, I would like to thank your esteemed authority for giving an opportunity to express and share with your our problems regarding restarting of construction work post lockdown.

Thanking you

For Himalaya Dwellers Pvt. Ltd.



Mr. Atul Charde

(Director)

Date : 27th July 2020

Place : Nagpur