

Clarification with respect to intimation letter issued for allotment of plot of Bhaskar Enclave and Bhaskar Valley dated 01.10.2022.

Dear stakeholders,

In pursuant to decision taken in the meeting of CoC held on 12.09.2022, the office of Resolution Professional has issued intimation letter to 272 plot buyers of Bhaskar Enclave, Jaipur and 130 buyers of Bhaskar Valley, Karjat, Maharashtra after compiling the details of plot allotted as well as the plot available with the corporate debtor.

The basis of intimation and allotment has been done for the plot buyers/claimants, who submitted their **claims upto 31.07.2022** and who have paid their respective installments upto the 3rd as well as the full and final amount.

The intimation letter carry demand of the due amount, where the balance payment yet to be received, comprising of:

1. Basic Cost less discount given.
2. PLC Charges – Charges for prime/preferential location i.e. Wide Road, Corner Location, Park Facing etc. The charges has been demanded as per the terms of booking registration form.
3. **EDC Charges (Only for Bhaskar Valley):** EDC charges has been demanded in accordance with the previous allotment letter and as per information received from books of accounts and other records.
4. **Admin Charges:** Admin charges the part of administration Charges as appropriated.
5. **Change of Plot Location:** In Bhaskar Enclave, Jaipur, the RP office has received claims from the plot buyers for their plots of their actual location as allocated such as Section A, B, C, D., E, F, G, H, I, J, K. This is to be clarified that the corporae debtor has issued allotment letter to the plot buyers of the respecting plot location without taking the physical possession of plots from the landlord (Khatedaar). RP office has received the letter of confirmation stating the plot location, plot number and size of plots from the landlord (Khatedaar), for the locations including the sector F, F1, I and K. Hence, the office has allocated the plots in changed location as per the plot availability.
The buyer who is not willing to accept the plot allocated, can opt for refund by intimating the RP office through email.
6. **Size Variation:** As per booking registration form, the buyers have agreed to accept the variation upto 20% (+) or (-). But, as per the availability of the plots, as informed by this office, there is limited availability of the bigger size of plots in both locations. Hence, the available plots has been allocated and offered to the plot buyers.

Particularly in Bhaskar Valley Karjat, due to very limited availability of plots duly NA approved, the size variation is some where more than 20%. RP office is receiving calls including complaints from such plot buyers for their huge variation. In such case, the allotment was made in first phase to eligible plots buyers who submitted their claims till 31.07.2022, from the available plots only which is having the size as per approved plan. In case of variation more than 20%, the RP office would keep the case for consideration in the next phase of allotment after obtaining of the CLU/NA approval, subject to availability of the plots.

7. Payment Terms: Initially it was decided to receive payment by way of demand draft only to have proper payment verification and accounting. RP office receiving request for allowing online transfer by way of NEFT/RTGS. In such case, the buyers can make their payment through online by way of NEFT/RTGS to the below account details:

Beneficiary: Orior Developers and Infrastructure Private Limited

Account no. 189102000000833

IFSC Code: IBKL0000899

Account type: Current Account.

Bank: IDBI Bank

Branch: Karjat, Raigad, Maharashtra

After making payment, you are advised to send the UTR number and transaction reference number for tracing the payment and accounting thereof, including issuance of receipt of full and final payment.

8. Verification of Documents: As all the claims has been received through email in soft copy including the KYC documents. To establish the correctness, the verification of KYC documents and other records is required for which intimation already given through intimation letter dated 01.10.2022. For verification, the buyers may approach RP office at Pitampura, Delhi or Can get their documents verified at **Karjat or Jaipur, at the time of receiving the possession letter or execution of conveyance deed (registry)**, wherever, feel convenient, with the following documents.
 1. Self attested copy of Adhaar Card and PAN Card.
 2. Copy of intimation letter duly acknowledged.
 3. 1 passport size photograph
 4. Self attested copy of booking registration form

In case of documents verification at Jaipur or Karjat, intimation will be given through email for the availability of time and venue.

9. On receipt of payment, RP office will issue no dues certificate including:
For Bhaskar Enclave: Recommendation letter to Ashok Agarwal for issue of possession letter as well as recommendation letter to JDA for issuance/registration of PATTA. Buyer need to ensure the payment of PATTA fee payable to JDA as per actual.

For Bhaskar Valley: Confirmation letter for execution of plot registry.

10. For Bhaskar Valley – to ensure timely execution and for documentation, stamping and other details, the buyer can get information related to documentation and stamping including process of registration from Ramesh Kumar Yadav on 95614 70588.
11. For any other information, buyer may call on 011 49058932 or can write email on cirp.orior@gmail.com.

Sd/-

Prabhakar Kumar

Resolution Professional

Orior Developers and Infrastructure Private Limited

IBBI Regn No.: IBBI/IPA-002/IP-N00774/2018-2019/12373

Add: No.1 Shiva Enclave, 3rd Floor, Pitampura ,

New Delhi,- 110034

AFA Valid till 26.09.2023

Email: cirp.orior@gmail.com

Date: 09.10.2022

Place: New Delhi