

Explanatory Note Describing exceptional and compelling circumstances and reasons due to which the project could not be completed even within the extended period of one year

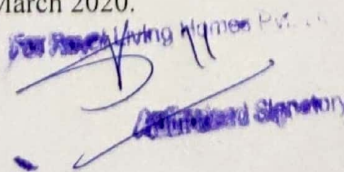
Royal Living Homes Pvt. Ltd having its registered office 4th floor Unique Destination Laxmi Mandir Crossing Tonk Road Jaipur Raj. Promoter of the Project "Unique Sapphire" situated at Khasra No./ Plot No.Khasra No. 46 , Village- Gram Sukhiya , Muhana Road , Jaipur - 302029 (Rajasthan) bearing Rera Registration Number RAJ/P/2017/215 states that it was our continuous endeavor to complete the project within the said time limit mentioned under RERA but due to some unavoidable/Exceptional and compelling circumstances and conditions beyond our control the time taken to complete the project got extended as against the proposed time. The Promoter wishes to bring your kind attention to the relevant facts of the case due to which there has been delay in completing the Project.

1. Prevailing Economic Condition

The Prevailing Economic conditions have resulted in the sales being stagnated and are still affecting the sales which are negligible and also the buyers are unreasonably delaying the payments of installments because of which has further adversely affected the finance for the project development and caused the slowdown of the construction and development of the project.

Further the after effects of demonetization, implementation of GST, the over conservative approach of the financial institutions/banks in lending the funds etc. have contributed towards the delay in the construction and development of the project.

2. **Covid-19 Outbreak Twice** - The Covid-19 (Corona Virus disease) pandemic is being very ruthless to humankind and the economy. It has posing an enormous challenge in front of entities to sustain, and many are filing bankruptcy. The real estate sector also had an enormous impact due to this pandemic. The real estate/ construction industry has been experiencing higher levels of project delays and cancellations due to the COVID-19 pandemic, with widespread restrictions on the movement of people and enforcement of complete lockdowns from mid-March 2020.


Authorized Signatory

Royal Living Homes Pvt. Ltd. (CIN: U70101RJ2010PTC031877)

Regd. Off:

Office No. 3, 511, 5th Floor, Unique Destination, Laxmi Mandir Crossing,
Tonk Road, Jaipur-302015, Rajasthan, India

☎ +91-141-4090777

☎ +91-141-2712402

✉ cs@uniquegroup.in

www.uniquegroup.in

Amid COVID-19, the construction industry has been hit hard and is being challenged by many obstacles regarding contractual obligations, availability of resources, deliverables, health and safety measures, and project delays or cancellations. The World Health Organization (WHO) declared the COVID-19 outbreak a pandemic on March 11, 2020. While the real estate sector is surviving in the industry, many small business establishments have closed and some business establishments like hotels, tourist, event management and small business establishments are on the verge of closure in this covid-19 period. From a logical perspective, many may assume that COVID-19 can be classified as a force majeure event. "Force majeure" refers to a contractual clause regarding an extraordinary event beyond the party's control that prevents it from accomplishing the contractual obligations on time.

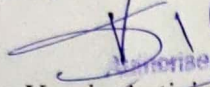
From last March, 2020 till now, the developers had to face many problems, which include reasons like absolute availability of construction material, non-availability of labor etc., which have had a negative impact on the real estate sector. The completion of the project has been delayed due to all these reasons.

- 3 **Non-Availability of construction Material** – Sand is an essential component of the real estate project and it is used almost at all stages, as per the directions of the Hon'ble Supreme Court of India, due to stay on mining and supply of sand/ bajri resulted in the acute shortage of its supply which adversely affected the Real Estate Market in the State as a whole. Consequently, project was not completed within the stipulated time.
- 4 **Implementation of Demonetization and Enforcement of the Goods & service Tax Act, 2017** – application & enforceability of demonetization has affected the Real Estate Market of the Country which can be evident in many of the States, as the liquidity from the market, which has adversely affected the completion of the project on time. Likewise, enforcement of the Central Goods & Service Tax Act, 2017 as the current fluctuation in the rate of GST, has affected the cash inflows of the company though the future is good. Further, the financial institutions have adopted the conservative approach when it comes to lending funds for the development of Real Estate Project which also have adversely affected the construction and development of the Project. Also, the prevailing economic conditions have resulted in the sales being stagnated and are still affecting the sales which

are negligible and also the buyers are unreasonably delaying the payments of installments which has affected the finance of the promoter to complete their projects on time.

Hence, it is most respectfully submitted that in the light of the above facts and circumstances, kindly grant the extension of one years for the completion of the project.

For Royal Living Homes Pvt. Ltd


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Thanking You in Anticipation