

# GREEN BUILDESTATE PRIVATE LIMITED

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## EXPLANATORY NOTE

M/s Green Buildestate Private Limited having its registered office at 4<sup>th</sup> Floor Crystal Palm, 22 Godam Circle, Sardar Patel Marg, Jaipur -302001 (Raj.) is a promoter of the Project "Mahima's Shubh Nilay Phase -II "Villas" situated at Khasra No. 129, 130, 131, 132, 133, 134, 135, 136, 137, 141, 142, 142/239, 282/138, Village Chimanpura, Ajmer Road, Jaipur - 302028 (Rajasthan) bearing RERA Registration Number - RAJ/P/2020/1319 wishes to state that:

It was our continuous endeavour to complete the project within the approved time limit stated to RERA but due to the effects of the pandemic faced by the country in the year 2020, during the launch of the Project and its subsequent waves which affected economy of the whole country and also impacted the progress of the work, therefore the time taken to complete the project got extended as against the proposed time. The Promoter wishes to bring to your kind attention to the relevant facts of the case due to which there has been delay in completing the Project.

- (i) **End User change in Requirement:** As the Project is a Villa Project, there were individual demands by various buyers for change in the proposed plans, these changes lead to rescheduling into set deadlines for completion, which has resulted into extra time.
- (ii) **Non availability of basic construction material especially sand:**  
Sand is an essential component during the construction of a real estate project and it is used at almost all the stages.  
As per the Directions of the Hon'ble Supreme Court of India the mining of sand and bajri was banned in the state which resulted in acute shortage of sand and bajri which is the basic ingredient for construction. Due to the same the construction activities of the project were unduly held up and could not have been completed by us at any costs and efforts. Further, the stay granted by the Hon'ble Rajasthan High Court on the notification for auction of 31 sand mining leases issued to tide over the shortage of sand has aggravated the shortage of sand availability in the State for Construction of Real Estate projects.  
Therefore, the non-availability of sand for construction of the project has led to unavoidable delays which were beyond the control of the Promoter.
- (iii) **Prevailing Economic Conditions:** 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 payment of instalments because of which it further impacted on the finance for the project development and caused the slowdown of the construction and development of the project.
- (iv) **Subsequent Corona Pandemic Waves and Lockdown** -As the Project was launched during the time of Pandemic in August 2020, wherein the property transactions dipping to nearly zero. The Project was also affected by the second wave of COVID-19 in the month of April, 2021 to May, 2021 as due to subsequent waves of the lockdown and pandemic, delivery of the basic material for the construction activities like cement/fly ash, TMT steel/structural steel, grit, sand, Ready-mix concrete, UPVC, PVC pipes, electrical material, hardware, doors, aluminum windows, paint etc. was not supplied to us. This had impacted the Real Estate industry to a great deal and thus development work was delayed.

Thus, owing to the collective impact of the aforesaid reasons for the development of the project Mahima's Shubh Nilay Phase-II "Villas" is severely impacted and thus extension is warranted.

**For Green Build Estate Pvt. Ltd.**

  
Authorised Signatory  
Authorised Signatory