

### **Cart Road (Status and Permanent Solution)**

What is the PHL response to BMTC notices?

PHL Response: No notice received from BMTC

Is the case settled/closed by BMTF Police? If closed, please provide us a certified copy.

PHL Response: There has been no case filed by BMTF. BMTF had issued a notice and the same has been responded to by PHL. BMTF have not issued any notice thereafter or sought for any clarifications from us in this regard.

What is PHL's plan to give a permanent solution for the cart road issue?

PHL Response: As informed to you earlier, the cart track road is the road identified as such in the Village Map. This is B kharab land and belongs to the Government. The total extent of the cart road is not part of the development and the UDS allocation. The same can also be evidenced from the table "*Details of Area as per Sy No*" in the sanctioned plan.

The extent of land as mentioned in the sanctioned plan is captured in the Agreements, registered Sale Deeds and Deed of Declaration. It is reiterated that cart track road is not part of the development or is considered for UDS calculation.

There is nothing PHL or the owners of the project can do. We will have to maintain this cart road "*as is*" per the sanctioned plan.

Court cases pending w.r.t Cart road.

PHL Response: there are no court cases filed or pending with respect to cart road.

### **Relinquishment Deeds vs UDS.**

What portion of PWC land is Relinquished to BIAAPA/ Doddaballapura Town Planning Authority? Which area is UDS owned by owners and which areas belong to Association as common areas?

PHL Response: Out of the total extent of land available for development i.e., 41 Acres 9.75 Guntas (1660906.03 Sq. Meters or 1796576.51 Sq. Feet), the area available for development and UDS allocation is 30 Acres 21.07 Guntas (123535.17 Sq. Meters or 1305539.17 Sq. Feet) after deducting land relinquished to Parks and Open Space, Civic Amenity Space, road widening, 15 meter CDP Road and Substation space.

The list of common areas, amenities and facilities and its usage has been provided in the Deed of Declaration.

### **Occupancy Certificates**

We have observed that the Occupation Certificate issued by BIAAPA being advertised by PHL/Puravankara was issued for only a few towers. For other towers, OC was issued by Gram Panchayat, whereas the Layout Plan was approved by BIAAPA and only a few towers have OC from BIAAPA.

PHL Response: Though BIAAPA as a planning authority has the right to sanction the plans for the project coming under its jurisdiction, it does not have the provision to issue the OC. Attached here is the letter dated 10.10.2012 issued by BIAAPA stating it does not have the enabling provisions to issue OC. Alternatively, we approached the local planning authority who was issuing individual khatha and collected property tax, who has issued the OC.

We demand OC for towers from BIAAPA or its subsidiary body Doddaballapur Town Planning Authority or Any Govt Order / Notice stating Gram Panchayat can issue OC for Ground+8 Floors.

PHL Response: Referring to the letter above issued by BIAAPA, it would not be possible for us to get OC from BIAAPA or DTPA.

### **Formation of Association**

PHL Response: The Association has been formed as per the provisions of the Karnataka Apartment Ownership Act, 1872 by executing the Deed of Declaration. Though form B was not collected separately from the customers, the essence of the same has been captured in the Sale Deed by making specific declaration contained at Clause IX & XII (2).

However, considering the demand by certain individuals, execution of Form B was made mandatory. Only those people who had executed Form B were allowed to stand or cast vote in the election. In view of the same we would reply the following queries

- Collection of Form-Bs by PHL from all owners.

Essence of the Form B is captured in the Sale Deed. The details of Form B collected at that point of time were provided to the elected members of the Association.

- Submission of DoD and Form-Bs to Registrar, ROCS, Bangalore

DOD has been registered with the Sub-Registrar and Form B collected at that time were handed over. Sub-Registrar have stopped accepting handing over of physical copies of Form B or any other document other than sale deed. This is the reason why we execute Form B with Sale Deed these days.

There is no requirement to submit documents to ROCs.

- Membership fee paid by residents towards PWCAOA.
- Hand over of all assets to the association.
- Handing over of original TITLE DEEDS / MOTHER DEED.

The original title documents will be handed over to the association on dealing with the commercial portion and selling all the units in Provident Welworth.

- Transfer of ownership of COMMON FACILITIES and CLUB HOUSE to Association (PWCAOA)

Common Areas, amenities, facilities including clubhouse has been handed over to the Association.

Please note that the proportionate common areas and amenities are loaded to all apartments which is owned by all the purchasers of the project who are members of the association. Further the land area available post deduction as mentioned above, is proportionately distributed to all purchasers. The ownership of all these common areas, amenities and facilities have been transferred proportionately to all purchasers with respective apartments and therefore there will be no separate transfer of ownership of common areas to the association. Association has to look after its upkeep and maintenance.

### **Mortgage**

As per MOTD document dated 28/01/2021, PHL was sanctioned with a bank loan on INR 575 Crores on property I-C Welworth. What part of the project is mortgaged that's worth INR 575 Crores? Is there any land mortgaged from Relinquished lands, owners UDS Area and Shared Common Areas. Please share the list of **marketable areas** that were mortgaged.

What is the current status of the said mortgage?

PHL Response: what is mortgaged is only the unsold units and commercial portion of land. What is relinquished or sold cannot be mortgaged as we do not have the ownership on such portions of land. In view of the same, we would like to inform you that all the apartments that have been sold and proportionate UDS, amenities and facilities are not part of the mortgage. This mortgage is subsisting and PHL is complying with the term of the said mortgage.