

Date:10/01/2023

TO,
MR. J.B.SINGH,
The Goa Real Estate Regulatory Authority,
Panaji, Goa- 403001.

Sub: Reference to RERA Project: "PRGO10180598". "Expat VIDA Uptown Goa Apartments Phase 3" Extension Application Letter.

Respected Sir,


We are a reputed Real Estate company, however, due to unfortunate incidents beyond our control we have not been able to complete the project listed below and seek extension of the same. Below are the details of our submission.

A. Project Details:

Our projects located in the property surveyed under Survey No. 13/1-C, Panelim Village, Tiswadi Taluka, District North Goa are registered under RERA details of which are provided in the table below.

No:	RERA Number	Project Name	Completion Date	Extension Date
1	PRGO10180595	Expat VIDA Uptown Goa Row House Phase 1	31-Dec-21	31- Dec - 22
2	PRGO10180598	Expat VIDA Uptown Goa Apartments Phase 3	31-Dec-21	31- Sept -22
3	PRGO10180597	Expat VIDA Uptown Goa Apartments Phase 4	31-Dec-21	31- Dec -22

Expat Projects and Development Pvt. Ltd.



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Expat Projects and Development Private Limited

CIN: U45202KA2007PTC043869

REGISTERED OFFICE:


No. 1, 3rd Floor, A-Wing, Carlton Towers, HAL 2nd Stage, Old Airport Road, Bengaluru-560008. Telephone No: 644447777

Email: service@expat-group.com

B. Status Up to December 2022 (*Work Done and the constraints*)

1. Project was registered under RERA on **12th October 2018**. RERA **certificate attached - Annexure - RERA Certificate Phase 3.**
2. We deployed team and completed work worth **INR 14.4 Cr. Contractor bills are attached - Annexure - Contractor Bills**
3. Architect certificates samples attached for completion of milestones. **Annexure - Architect Certificates**
4. Till date we have a **customer outstanding from defaulting customers of close to INR 6.5 Cr** which is now overdue close to 2 years with customer citing pandemic and job losses.
5. We applied in December 2021, asking for extension till December 2023, but were granted the extension in March 2022 till September 2022, for Phase 3., and December 2022 for phase 1 and 3 respectively
6. We are happy to report that **from March, 2022, till date we have carried out work amounting to about 8 Cr** Work taking the development carried out **totally to an amount of 22.5 Crore** and **have handed over possession of 13 Row Villas**, and will be handing over possession of **13 more row villas by Feb 2023**. Occupancy certificate for the same has already been applied for.
7. There continues to be a customer outstanding of **7.5 Cr which is now overdue for 3 years** making it difficult to pick up speed of development. We have sent legal notices to recover the outstanding dues from the customers. (attached specific copies). However, the fact is same remains unpaid yet we have infused our funds to execute the works completed so far.
8. In Expat VIDA Uptown Goa Apartments Phase 3 we have contacted customers and have added them to the building which is getting ready earlier. These are customers who are willing to pay as per the milestones achieved and want to stay in the project and agreed to shift to the building that is in progress.

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9. In the building where there continues to be significant customer receivables and reluctance to pay from customers we have not deployed resources towards construction.

10. We are attaching in this application 100+ mails from customers who have been in touch and have agreed to stay invested in the project as we look at speed up their individual units/Buildings.


11. **The Mambro case**

We are also in the final stages of receiving an order in the matter of the Mambro case filed in 2019 which caused us great financial loss and which caused doubt in customer's mind concerning the title of the property even though the title is clear and marketable.

- We ourselves are victims of the Mambro case filed in March 2019, in spite of having done the necessary due diligence on the said property.

- a. We had obtained a clear and marketable title through the (attached) "Title Search Report" obtained from a respected independent lawyer. **Annexure - Title Report**
- b. Our advocate had also placed a public notice in the local newspaper on 20-Dec-2016 – **Annexure - Public Notice**.
- c. Plaintiff filed another Application for Temporary Injunction (TI) dated 12-Dec-2019. However, the Court has not granted any relief in favor of the Plaintiff pursuant to the TI application.
- d. In fact, the court has directed the Plaintiff to furnish the legible copies of the document relied upon by the Plaintiff.
- e. The Defendant has also filed application under order 7 Rule 11 of CPC (rejection of Plaintiff) which the Ld. Civil Judge Senior Division had begun hearing however due to Covid-19 pandemic, the hearing could not be completed and the same is still pending.
- f. This case has caused a huge financial and timeline dent in our project by creating doubt in our customer's mind and further delay in customer not willing to pay and demanding cancellation and refund.

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g. Even banks have cited the above Mambro case and started withholding payments even on Row Houses where the work was completed and thus adding to the existing outstanding; making it more difficult for our cash flows to speed up development. Annexed is the Bank email for the same. -
Annexure - Bank Email

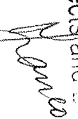
h. Having already deployed significant amount in the project we are now fighting for a clear title for which we had already done the due diligence and obtained clear title from an independent respected lawyer.

C. Our Humble Submission

1. Delivery of the project being the basic essence in this case, for Phase 1 the reason for delay were primarily:
 - a. Customers not paying the amounts due within the stipulated time resulted in delay.
 - b. Secondly, the Mambro case where we are currently awaiting a decision. We have already put in an application under order 7 Rule 11 of CPC (rejection of Plaintiff) which the Ld. Civil Judge Senior Division had begun hearing however due to Covid-19 pandemic the hearing could not be completed and the same is pending. Since this case is purely baseless and with mala fide intention which is proven by the fact that there is no injunction or embargo on the property been allowed by the court, we are confident that as soon as the case matter resumes this will be dismissed.
 - c. This will enable us to proceed with delivering our project across all phases.

2. Customers are using the RERA office to force us the refunds that adversely impacts the project on site and come against the delivery

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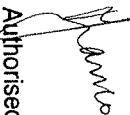


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of this project and jeopardize the larger customer base of 500+ (current) customer who have chosen to believe in us.

- a. On setting the desired relief from the courts we will be able to offer the flats of those customer who are not paying/displaced to the invested customers and resume speedy constitution across phase 1, 3, 4 and complete the delivery of the said units and handover to completion.
- b. We are requesting for an extension till Dec 2024 for completing Phase 2, 3 & 4
- c. We also began contacting customers across the project informing them of all our initiatives to keep the project on course including development work being undertaken. (notices issued)
- d. In order to improve our collections and enforce action against defaulters, we have initiated legal actions of sending notices and also filing cases before this authority to enforce the terms of the respective agreements as against defaulting customers so as to determine the genuine interest of the customers.
- e. We would strive to finish the project within 24 months from this application if the customers co-operate and put their faith in us and our undertakings and assurances.
- f. We reiterate that in Phase 1, we have already started on the delivery and handover. Currently almost 20 Row Houses where work is nearing completion, we have started applying for Occupancy Certificate.
- g. Given the aftermath of the pandemic in terms of customer sentiments, non-payment of existing customer and our ongoing Mambro case we are hoping for desired extension in the interest of the project and its customers.

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h. We therefore humbly request RERA to grant us an extension till December, 2024 to complete and deliver the said project. We have also renewed our Construction License to this effect as we are committed to deliver the project across Phases 1, 3 & 4 (@700 Units). Annexure – **Revised Construction License**

i. Hoping for the desired extension in the interest of the project and its customers.


In anticipation of a favorable response

We remain,

Yours sincerely.

For,

Expatriate Real Estate Development Pvt. Ltd. DEVELOPMENT PVT LTD.


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MS. MALVINA FRANCO.