

R Venkataramani

Sr. Advocate, Supreme Court

Ex-Member, Law Commission of India, New Delhi.

Date: 15th July, 2020

To

AoA/RWA

- i) Amrapali Sapphire-1 and Sapphire-2; and
- ii) Amrapali Platinum & Titanium; and
- iii) Amrapali Princely Estate

Dear Sir,

Sub: **Collection of registered Title Deed/ Sale Deed of Amrapali projects**

I warmly extend my greetings to all the Home Buyers and thank them all for their cooperation extended during the Registration process as well as during the hold-period of their registered Title Deed/ Sale Deeds which remain undelivered.

Since the issue of price at lower than the applicable rate at such relevant time of booking remains pending for clearance from the Forensic Auditors, it is decided to hand over/ deliver the registered Title Deed/ Sale Deed.

It has been decided to ask the Home Buyer to provide an Undertaking (as per prescribed format attached herein) duly filled and signed to the extent of indemnifying any recovery as may be directed by the Hon'ble Supreme Court at any later date. By giving such an Undertaking, the Home Buyer may collect their registered Title Deed/ Sale from either of the following sources,-

- 1) From RWA, if the same has been collected by them in lot from the Office of the Registrar and holding the same at their end. The RWA is responsible for collection of the Undertaking(s) and submit the same to the Office of the Receiver/ to keep the same in their safe custody, as it may deem fit, for sending any future correspondence on this pending issue in terms of the Supreme Court Order.

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- 2) From Sub-Registrar Officer. A copy to be given to the Sub-Registrar which will remain part of the copy of their Title Deed/ Sale Deed and another copy to the RWA/ Receiver Office as it may deem fit, before collection. In the case of RWA collecting the Undertaking, the RWA may submit the same to the Office of the Receiver/ to keep the same in their safe custody, as it may deem fit.
- 3) From Office of the Receiver, by providing the Undertaking along with the original receipt issued by the Sub Registrar office (only for Sapphire-1).
- 4) All the Home Buyers are also requested to provide a copy of the Undertaking to their Banks/Financial Institutions/Establishments etc. from whom they have obtained any Home Loan. The Banks and other institutions will keep a copy of the Undertaking along with the original Sale Deed/ Title Deed for all purposes. The Banks and other institutions will take prior instruction from the Office of the Receiver before releasing of the Sale Deed/ Title Deed on closure of the loan account, in regard to the clarification of the captioned issue in terms of any Order of the Hon'ble Court.

The Home Buyers will also submit the other Undertaking prescribed and circulated earlier along with this Undertaking. The other undertaking relates to non-availment of any Bank loan and payment of entire cost of the Unit from own resources.

The AoA/ RWA is requested to coordinate in this issue and ensure compliance. It is requested to inform all the Home Buyers for necessary action.

Thanking you,



(R. VENKATARAMANI)

COURT RECEIVER