

Residential cum Commercial Project at Aluva, Ernakulam



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1.Introduction

By an unprecedented understanding of the need to intervene to alleviate the travails of several thousand home buyers -lower middle class,/middle class-the Hon'ble Supreme Court by its Judgement delivered on 23.07.2019, took over the entire Amrapali Real Estate projects in the NCR region and other parts of Country, and arranged for its execution through NBCC (a central PSU).

The Hon'ble Court appointed Sh. R Venkataramani (Presently the Attorney General for India) as the Receiver of the entire assets of the Amrapali projects.

The assets of Amrapali spread over in different parts of the country have been identified and the process of MSTC another central PSU, they are lined up for sale or transfer or pledge with any funding agency. One such asset owned by Amrapali Group located at Aluva, Ernakulam is lined up for sale. Teaser is enclosed herewith.

Link to access judgment: [30157 2017 4 1501 15413 Judgement 23-Jul-2019.pdf \(sci.gov.in\)](https://www.sci.gov.in/judgments/30157_2017_4_1501_15413_Judgement_23-Jul-2019.pdf)

2.Asset Background

- The project is located on land admeasuring 5258 Sq. M. adjacent to NH-544 & Periyar River. Project has 1 residential block & 2 commercial blocks.

5.3.1 Subject Property Layout (5258 Sqm in Re.Sy.No-57 & 57/2, Aluva West , Ernakulam , Kerala)



3. Scope

- The project enjoys very good location, it is located on main highway, walkable distance from Metro Station, main market. Very well connected to all the transport mediums.
- Structure work of Block I is complete, only external work is pending. Project is at ready to deliver stage within 6-8 months.
- More than 75% is unsold which makes the project viable and best opportunity for real estate developers.
- 2 Land parcels are lying vacant which can be used for commercial purpose. The locality has multiple group housing projects hence it's a ideal place to develop commercial hub.
- The project has amenities like, helipad, swimming pool, access to Periyar River at walkable distance.

4. Infrastructure

| Land Details | Area (Sq M) |
|------------------------|-------------|
| Block I | 2966 |
| Block II | 1087 |
| Block III | 1205 |
| Total Land Area | 5258 |



| Building Details - Block I | |
|-----------------------------------|-------|
| Total Units | 86 |
| Sold Area (Sq Ft) | 50465 |
| Sold Units | 33 |
| Unsold Area (Sq Ft) | 73860 |
| Unsold Units | 53 |

4. Infrastructure

Block II – Commercial



Block III – Commercial
cum Residential

5. Project Status

PROCEEDINGS OF THE MUNICIPAL SECRETARY, ALUVA

BUILDING CONSTRUCTION PLAN APPROVED - EXTENSION OF TIME SANCTION ORDERS ISSUED REGARDING


No. B.A. No. 88/2008-2009 Dated: Aluva 07/10/2014

Road :- 1) B.A. No. 88/2008-09 Sanctioned dated 07/10/2008
 2) Petition dated 07/05/2014 from Shri / Smt. Anilkumar Sharma
Managing Director, M/s. Ultra Home Construction
Pvt Ltd 3rd Floor Nipon Towers plot no: 15
ORDER Delhi - 110092

As per the reference 1st. cited permission has already been accorded to construct a Commercial cum Residential Building in ward XXII
in Survey 76/57-57-9
 as per the plan, subject to the condition that the construction should be completed on or before 02/10/2014

But now party has requested to extend period is
 time to complete the new construction work. He / She has remitted Rs. 28,000/-
 being renewal fee as per Receipt No. 11401/110537 dated 07/10/2014.


Therefore he / she is allowed time extension for a period of three years
 from 02/10/2014 to 01/10/2017 for the completion of the construction work as per the plan approved as B.A.No. 88/08-09 dated 07/10/2008.

 **RENUKA K.**
 Executive Engineer
 SECRETARY
 Aluva Municipality

To
 Sri./Smt. Anilkumar Sharma
Managing Director
M/s. Ultra Home Construction Pvt Ltd
3rd Floor, Nipon Towers plot - 15
 Delhi - 110092

Copy to the Building Inspector for information

NOCLetter Page 1 of 2

 भारतीय विमानपत्तन प्राधिकरण
 AIRPORTS AUTHORITY OF INDIA

No. AAI/SR/NOC/REQ Date: 24/2/2015

सं. / Ref. No. : दिनांक / Dated :

No. AAI/SR/NOC/REQ Date: 24/2/2015

ANIL KUMAR SHARMA

ULTRA HOME CONSTRUCTION PVT. LTD.,
 ANSAPALI COSMOS,
 BHADRAPATI ROAD,
 N. R 47, ALUVA,
 KENNAKULAM 683101

NO Objection Certificate for Height Clearance

This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order SO84 (E) dated 14th Jan. 2010 for Safe and Regular Aircraft Operations.

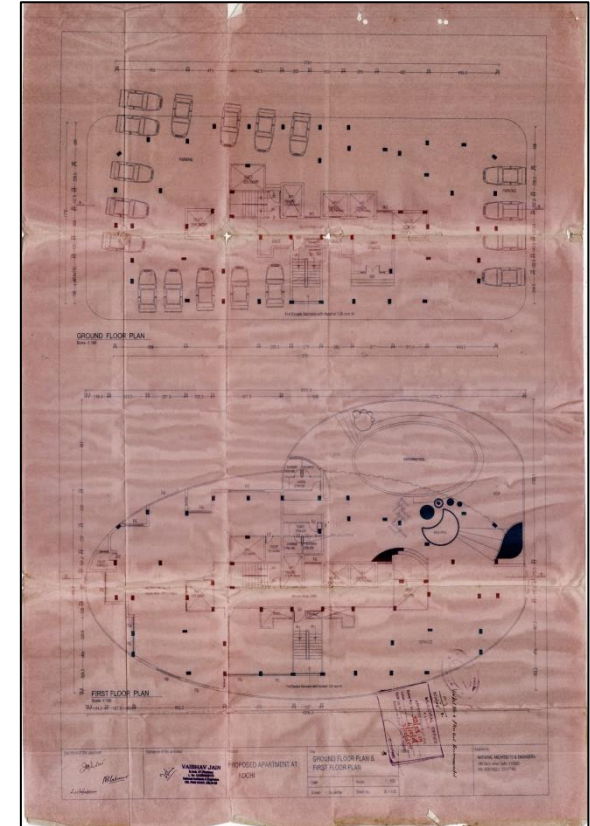
1. References
 NOCID CIAL/SOUTH/B/121814/82394
 Applicant Letter
 AAI Reference: 28069/2015 (BLOCK-1)

2. NOC Details for Height Clearance
 Applicant Name **ANIL KUMAR SHARMA**
 Type of Structure **Building**
 Site Address **TOWN BLOCK 76/57 & 76/57-ZALUVA/ALUVA WEST/ERNAKULAM BLOCK-1**
 Site Coordinates **10 6 18N -76 20 58E**
 Site Elevation AMSL in Mtrs **11 Mtrs ONE ONE**
 Permissible height above Ground Level in Mtrs **74.35 Mtrs SEVEN FOUR DECIMAL THREE FIVE**
 Permissible Top Elevation AMSL in Mtrs **85.35 Mtrs EIGHT FIVE DECIMAL THREE FIVE**

3. This NOC is subject to the terms and conditions as given below.

4. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If however, at any stage it is established that the actual data is different from the data provided by the applicant, this NOC shall be invalid.

प्रदेशीय मुख्यालय, वैश्विणी क्षेत्र, प्रचालन कार्यालय कॉम्प्लेक्स, चेन्नई-600 027, दूरभाष / TEL: 22561515, फैक्स / FAX: 22561010
 REGIONAL HEADQUARTERS, SOUTHERN REGION, OPERATIONAL OFFICES COMPLEX, CHENNAI - 600 027, ई-मेल / E-mail: redsr@aai.astro



All the statutory approvals already sought at the stage of commencement of the project.

5. Project Status

- The project has sizable & attractive unsold inventory.
- The homebuyers already booked/allotted in the project are ready to make the balance payment , good amount can be collected on immediate basis.
- The project is free from any legal / civil disputes.
- A very good opportunity to grasp the project that has a attractive & potential Return on Investment (RoI).
- The unit is located in well established developed Area with all the required facilities located in vicinity. Airport is at a distance of 15 minutes from the subject property.

Link to access the project :

https://drive.google.com/file/d/1rP79y2rhkIFyWyczobnPAVivaZbggloN/view?usp=share_link

6. Contact Details

For more details contact:

Office of Court Receiver

Contact Persons:

Abhishek Jain

+91-8800130742

Jasin Jose

+91-7760031329

Website:

www.receiveramrapali.in

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