

Dear Members/Owners/Resident

In past few months, on behalf of and at the request of several owners, PARWA Team has been diligently working to update everyone regarding various project deficiencies, illegal ownership claims made and the money being extorted from residents under various illegal heads by PIONEER URBAN, the builder of our project. While the PARWA Team has continuously made efforts to communicate and collaborate with Pioneer Urban over last 2 years, they have declined to work with PARWA or to truthfully share any expense statements with the residents, which is a rightful request of each owner/resident.

On basis of feedback from Members and the contributions made by them, PARWA legal group has been formed and PARWA has engaged the Legal Counsel for the redressal of all grievances and to make sure that our members get their rightful dues, through the appropriate legal forum and Government Agencies.

Through this communication, we would like to inform you that a comprehensive and detailed **Legal Complaint/Case has now been filed at NCDRC against Pioneer Urban** and the legal counsel is in process of getting the legal notice issued to Pioneer Urban through Court followed by the first hearing date. The first hearing date has been secured, which at this point is provisional and may change, based on the COVID situation and functioning of NCDRC bench.

We have attached the list of all the points included in the prayer for your reference. We plan to call for a meeting for further discussion on this and if any of our members have any questions or queries.

We would request each one of you to go through the document since this will give you a fair idea of issues at hand and if you are not part of legal team/case, what you may lose (**On individual basis**) as and when the judgement is delivered.

There is plethora of judgments against Pioneer Urban (including the landmark judgement of the Supreme Court) where Pioneer Urban has lost cases on account of **deficiency of services, on unfair trade practices and on ONE-SIDED, Unconscionable and Unlawful Clauses in the Builder Buyer Agreement.**

Our legal counsel has included delay compensation and the compensation related to increase in Super Area for individual members as part of this prayer. This is a key differentiator between those who have opted in for legal case versus those who are waiting on the side-lines, since the benefits will be limited to only those PARWA members which are part of this legal case.

The eligibility, calculation of compensation etc. will depend upon case-to-case basis of the individual flat. As an example, we are providing a Compensation Calculator for estimating the compensation which may be due to each individual flat.

The application for interim relief for club charges has also been filed simultaneously.

We must also inform that this complaint is just first step towards our efforts to get our RIGHTFUL due and to bring transparency to every penny that we are spending towards maintenance and upkeep of the complex.

We may open a window for inclusion of more members to the Legal group based on advice from our Legal Counsel and approval of Governing Council of PARWA

The matter is now subjudice and we wish to bring to your attention that Pioneer Urban have tried their level best to spread rumours to defame the Office Bearers of PARWA with an intent to confuse owners and keep them away from joining the Legal Case. We also believe that for this very purpose, Pioneer Urban may have also used some individual owners to spread negativity against PARWA, specifically its office bearers.

We must remind you that this Legal case covers issues for complex and irrespective of being First/Second/Third - owners/allotee, All owners from Presidia & Araya Towers can join as and when the window for enrolment opens.