

Note on Verification Process of Claims for Sovereign Developers and Infrastructure Ltd.

With reference to the process of verification of claims for Sovereign Developers and Infrastructure Ltd ('SDIL'), kindly note the process and methodology adopted to review the Claims as on 18-01-2021 is as below:

Process followed for the purpose of recording and verifying claims:

1. We have received hard/soft copies of claims from home buyers. The received files include Cover letter, Form CA, copy of Sale Deed, Sale Agreement or Addendum Agreement or Assignment Agreement, Principal payment receipts, Bank Statements, Statement of Account ('SOA'), Demand Letters from SDIL, ID Proof of Claimant etc.
2. We have created a common E-mail ID: sdil.claimsrepeatcheck@gmail.com for the purpose of claim submission as well as communication with the Claimants and the same has been notified to home buyers.
3. We are downloading claims submitted electronically and communicating acknowledgment E-mails to confirm receipt of claims within 24 hours of receipt of claim. In case of claims submitted in hard copy, we are acknowledging receipt of such claims immediately.
4. We have recorded the data in the claims received from home buyers into a Microsoft Excel document under the following particulars:
 - a. Mode of submission: Hard / Soft copy.
 - b. Date of receipt of claim.
 - c. Demand letter from SDIL.
 - d. Loan account statement.
 - e. Form submitted (Form CA).
 - f. Name of the claimant.
 - g. List of documents submitted by claimant.
 - h. E-mail address, contact number of claimants.
 - i. Project name, Unit/Flat number.
 - j. Principal, Interest, Delay compensation, Other expenses claimed.

k. Documents submitted for the purpose of verification of claimant's identity.

After scrutinizing the documents submitted, we are recording the total amount that can be substantiated by the relevant documents (like Payment Receipts or Statement of Accounts.) These are recorded under the following particulars:

- a. Documents submitted for the purpose of substantiating the Principal amount paid by the claimant.
- b. Principal amount accepted after verification of substantiating documents.
- c. Documents submitted for the purpose of substantiating the Interest amount.
- d. Interest amount accepted.
- e. Delay compensation amount accepted. (If claimed)
- f. Other expense amounts accepted.
- g. Total amount accepted.

5. The Principal amount paid by a claimant is ascertained on the basis of submission of relevant document:

- a. Whether claimant has submitted Form CA?
- b. Whether claimant has submitted payment receipts issued by SDIL?
- c. Whether claimant has submitted Statement of Account reflecting amounts paid to SDIL towards the Principal amount?
- d. Whether registered sale agreement reflects amount paid to SDIL towards the Principal amount?

6. The method of calculating interest on the accepted Principal amount is as below:

- a. Where it is possible to ascertain the date of payment of a particular amount ('particular amount') towards Principal through payment receipts from SDIL or statement of account of the claimant or registered sale agreement, as the case may be,

Interest Amount = Particular amount * Rate of Interest@15% p.a. * Time period (From: Date as on payment receipt/SOA/Agreement To: 15 July 2019).

- b. Where it is not possible to ascertain the date of payment of a particular amount towards Principal due to unavailability of relevant documents,

For apartments in Block A & B, the interest period is taken as 1 March 2013 to 15 July 2019.

For apartments in Block C & D, the interest period is taken as 1 September 2013 to 15 July 2019.¹

7. The method of calculating compensation delay is as below:

a. For apartments in Block A & B, time period is taken as 76.5 months.

Compensation delay amount = Area in sq. ft. * 5 * 76.5

b. For apartments in Block C & D, time period is taken as 70.5 months.

Compensation delay amount = Area in sq. ft. * 5 * 70.5

8. A claim may be rejected if the submitted claim does not contain the relevant document(s) necessary to substantiate the payment of Principal amount to SDIL. The relevant documents mentioned hereinabove include without limitation: Form CA, Registered Sale Deed, Registered Sale Agreement, Addendum Agreement, Payment Receipts issued by SDIL, Bank account/ Loan account statements.

9. Closure of claim recording and verification process: We will record and verify all claims received and duly take note of any other concerns communicated by AR on behalf of home buyers. This will bring an end to the claim verification process.

¹ As per Clause 2.1 (Completion of Construction) of the Sale Agreement.