

CHALLENGE TO SOUTH CITY'S STRUCTURE AND STABILITY

Why Every Apartment Owner Must Act – NOW

- South City has existed now for nearly **20 years** as a **single, integrated residential community**.
- This stability—peaceful living, shared infrastructure, clear ownership, and strong resale value—is now **at serious risk** due to the decree passed in **O.S. No. 401/2012**, if implemented without appellate review.

THE CORE REALITIES EVERY OWNER MUST UNDERSTAND

- 1 The unified structure of the South City community is at serious risk:** If the decree is implemented as it presently stands, the existing integrated association framework representing all apartment owners may no longer function as a single, cohesive body. This would undermine unified governance, effective owner representation, and the continuity that the South City community has built and relied upon over several decades.
- 2 UDS and land clarity can be irreversibly disturbed:** Your ownership includes **Undivided Share of Land (UDS)** and common assets – not just the flat. Fragmentation or forced restructuring can permanently disturb **land share, title clarity, and legal certainty**.
- 3 South City's community structure will change dramatically:** The decree risks forcing **block-wise fragmentation** in a township designed and sold as **one project**. This can lead to disputes, inequity, higher costs, and loss of the **peaceful community living** residents have enjoyed for 20 years.
- 4 Property value, resale, and banking comfort are at stake:** Banks and buyers demand clarity and stability. Any uncertainty in UDS, land, or governance **directly affects resale value, loans, and market confidence**.
- 5 Once implemented, the damage may be impossible to undo:** Changes to land and governance structure, once executed, become **fait accompli**. Courts may not at a later stage be able to fully restore what is willingly tampered.

WHAT EVERY RESIDENT SHOULD DO NOW

- ✓ **Attend Special General Body Meeting (SGBM) when convened**
- ✓ **Support the Appeal and Stay** to prevent irreversible harm
- ✓ **Participate in the SGBM** and record your consent / ratification
- ✓ **Give a voluntary affidavit of support**, if comfortable
- ✓ **Do not believe in rumours – rely only on official communication**

FINAL MESSAGE

- **This is not about politics or control.**
- **This is about protecting our homes, our rights, and the community we have built together.**
- **In the current context, the very physical integrity of the South City campus is at stake. The implications of such a situation on the community—once allowed to unfold—would be irreparable and irreversible, affecting present and future owners alike.**
- **Silence today can mean permanent loss tomorrow.**