

**The details pertaining to the Online Application for Extension of Registration of Project are submitted for kind perusal in the following checklist:**

A.	Project Name	Unique Apex Towers Phase I
B.	Promoter Name	MANTRA LIFESTYLE HOMES PRIVATE LIMITED
C.	Project Registration No.	RAJ/P/2017/453
D.	Project Type	Group Housing
E.	Project Registration valid till (as per Registration Certificate)	<b>31-07-2019</b>
F.	Project Registration valid till (as per 1 <sup>st</sup> Extension Certificate)	<b>31-07-2020</b> (Normal Extension)
G.	Project Registration valid till (as per 2 <sup>nd</sup> Extension Certificate)	<b>31-07-2021</b> (Due to Corona Pandemic)
H.	Extension Application No.	RAJ-RERA-APP-PE-2021-579 (31-07-2021)
I.	<b>Extension sought till</b>	<b>31-07-2023</b> (24 Months)
Sr.No.	Document description	Remarks
1.	First Approval Date of Building Plan	09-01-2015
2.	Permission/Approval of Building Plan Valid Till	09-07-2023 (Validity of building plans is for 7 years as per point no. 1 of approval letter and further extended for 18 months w.r.t. the UDH notification dated 12.05.2021)
3.	Reason for Extension	Other than force majeure
4.	Explanatory Note regarding the stage of development works in the project and reasons for not completing the development works by the estimated finish date	1.) Financial Crisis 2.) Scarcity of Basic construction material especially sand 3.) COVID-19 Outbreak
5.	Explanatory note related to exceptional and compelling circumstances for which the project not even completed within the extended time period	Uploaded in Other Documents
6.	a) Land Cost as per online form	₹ 30,64,00,000.00
	b) Development Cost as per online form	₹ 43,75,00,000.00
7.	Form R-1 (30-06-2021)	
8.	Form R-2 (30-06-2021)	Percentage on Cost Incurred on Construction – 48.48%
9.	Form R-3 (24-07-2021)	Percentage of Cost Incurred on Land – 67% Percentage of Cost Incurred on Development – 60.56%
10.	Total Fee paid for 24 months Extension – <b>₹ 4,18,944.00</b>	Verified by Accountant via comments at para 2/N.

The said case of extension is for beyond one year and according to the Authority's order dated 22.05.2020, promoter has uploaded the explanatory note describing the exceptional and compelling circumstances for seeking extension along with contact details of 186 allottees with affidavit related to sold and unsold units. Further, promoter has also submitted the online QPRs upto the Quarter from April to June 2021 (as per the date of validity of registration) in which 186 units have been allotted. In the submitted list of allottees promoter has mentioned the address of 46 allottees, therefore, the date of hearing may fixed with at least 3 weeks' time to ensure that the notices will deliver to everyone.

Therefore, application is submitted for kind perusal and decision to schedule the date of hearing so that the notices may be issued to the promoter and the allottees (as per contact details submitted by the promoter) regarding **extension of registration beyond 1 year i.e. 31-07-2023 (24 months)**.

A handwritten signature in black ink, appearing to read 'Rishabh', with a long horizontal stroke extending to the right.

**Rishabh Sharma**  
**AR (P)**