

To,

Dated: **31-Jan-2024**

The Honourable Chairperson,  
 Rajasthan Real Estate Authority,  
 Udhyog Bhawan, Jaipur- Rajasthan

Sub: Reply of Objections made on 31-Jan-2024

Respected Ma'am,

In the context of the project extension hearing for Unique Apex Tower Phase I (RAJ/P/2017/453) Mantra Lifestyle Homes Pvt Ltd.

As objected by your good office **"As per there letter enclosed by you at 26/N:-is apprising the status of ATS, However as informed to you earlier at 25/N:-You have still not apprised the status for credit note/refund/possession"**.

In the context of the aforementioned extension application, we would like to provide the necessary updates as required by your esteemed office.

We have prepared credit notes for customers who have agreed to the terms during the extension hearing.

**Below is the list of customers for whom we have prepared credit notes.**

Name of the Project	Name of the Customer	Unit No.	ATS Executed Detail
Unique Apex Tower Phase I	Dharmendra Sharma	C-705	Credit Note Till Dec 2023
Unique Apex Tower Phase I	Sharda Choudhary	C-101	Credit Note Till Dec 2023
Unique Apex Tower Phase I	Ashok Kumar Jain	C-707	Credit Note Till Dec 2023(Under Process Due to Non Availability of Records)

Unique Apex Tower Phase I	Supriti Choudhary	B-1007	Credit Note (Not Eligible for Non Payment)
Unique Apex Tower Phase I	Rajendra Mathur	B-905	Credit Note Till Dec 2023
Unique Apex Tower Phase I	Nitin Rajvanshi	C-104	Credit Note Till Dec 2023

During the hearing, the customer, namely Bharti Megnani with Unit No. D-206, sought a refund along with interest and compensation. We proposed a refund of the amount without interest or any compensation, with a stipulated period of 90 days from the date of the hearing. However, they did not agree to these terms and have chosen to escalate the matter by filing a complaint with the relevant authorities.

Regarding the completion of B Block in the mentioned project, we have accelerated the construction process and are currently in the process of obtaining a partial completion certificate from the accredited architect for the specified block. Upon receiving this certificate, we will proceed to provide possession and hand over the B Block to all the respective customers.

In the context of this project, we kindly request your assistance in directing the co-promoter, Hira Real Estate and Properties Pvt Ltd., to collaborate with us in facilitating the necessary cooperation for the seamless execution of registry and sale deed processes. This collaboration is crucial to ensure the timely delivery of possession for the said project.

Your cooperation in this matter is greatly appreciated.

Authorized Signatory

For Mantra Lifestyle Homes Pvt Ltd.



Authorized Signatory

Mantra Lifestyle Homes Pvt Ltd