

Date: 03.01.2023

To,

Honourable Chairman Sir,
Real Estate Regulatory Authority,
Rajasthan

Reference: SUWALKA RIDDHI SIDDHI APARTMENT (RAJ/P/2017/164);
application for extension.

Subject: Submission of the clarification of the special conditions mentioned in the
extension approved on the date 24.01.2022

Honourable Sir,

That the humble applicant; PRANAY INFRA BUILD P L who has applied for
extension for project SUWALKA RIDDHI SIDDHI APARTMENT before the
Honourable Authority submits the response to the special condition levied in the
preceding extension certificate dated 24.01.2022.

Those Special Conditions are as follows:

1. The promoter shall complete the project in all respect, including common
areas, facilities and amenities, obtain completion certificate from the competent
authority and offer possession to the allottees, as soon as possible, within the
extended period of registration, i.e., latest by 19-11-2022.

The promoter submits that there are three towers in the project, of which Tower
1 is completed and customers have been in possession of their respective flats.
Tower-2 is completed and possession will be handed over soon. Tower-3
structure is completed, only the finishing work needs to be done, and shall be
completed within applied timeframe. Construction, bricks, plaster, slabs,
plumbing, tile fixing, POP, and flooring are all accomplished in all three
blocks.

Although we haven't completed our project by 19.11.2022 but sustainably the
work is completed and only minute work is remaining. If extension so granted,

For Pranay Infrabuild Pvt. Ltd.

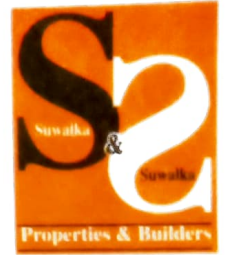
Director

Site Office : Suwalka Riddhi Siddhi Apartment, Near Suwalka Emerald Residency, Main Bundi Road, Kunhari, Kota (Raj.)

Regd. Office : Blue Sky Apartment, 304-C, 73, Sarojani Marg, C-Scheme, Jaipur (Raj.)

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we will complete our remaining work in applied time frame and obtain completion certificate.

2. The promoter shall submit online all the pending Quarterly Progress Reports (QPR's) and the Annual Progress Reports (APR's) latest by 31.01.2022; and shall submit regularly the QPR's and APR's as will fall due during the extended period of registration.

Throughout the extended period of registration, the promoter has been submitting all the mandatory QPRs and APRs on time.

3. This extension of registration is granted without any prejudice to the rights of the allottees under their respective agreements for sale or the RERA Act, including their right to demand refund with interest and compensation and alternatively, interest or compensation for the period of delay in delivering possession of the allotted flat

That any extension granted by the authority is always without any prejudice to the rights of the allottees except in case of force majeure situation, the promoter understands the said nature of the extension and has been complying with the same.

4. The authority may take any action against the promoter, under the RERA Act and the rules and regulations made thereunder, and may also revoke registration of the project, at any time during the extended period of the registration, if any of the condition of the extension is not complied with.

It is the discretionary power of the court to proceed against the promoter if any of the condition of the extension is not complied with but in the interest of justice considering the hindrance explained in explanatory note dated 12.12.2022, promoter has bona fide intention to complete the project.

For Pranay Infrabuild Pvt. Ltd.

Director

Thanking you in anticipation

Yours faithfully

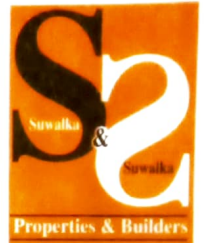
For PRANAY INFRA BUILD P L

For Pranay Infrabuild Pvt. Ltd.

Director

NEERAJ SUWANLKA

Authorised Signatory



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