

Dear Aarcity Regency Park Buyers/Residents,

This is our moment—the moment we take control of our future, protect our hard-earned investment, and ensure a safe, thriving community for our families. Each one of you is an educated, responsible, and visionary individual. You have worked hard for the dream of owning your home, and we know that you all have a positive mindset, focused on securing a better future for yourselves and your families. As educated individuals, we know that you are capable of making the right decision when provided with all the information.

But here's an important request: Do not rely solely on what we say, or anyone else for that matter. Do your own due diligence. We encourage you to consult with your own trusted legal advisors, reach out to professional experts in your circles, and take a little time to study the relevant documents from credible sources like the IBBI website and NCLT rulings. You will find that every point outlined below is practical, true, and backed by the law.

🌈 Benefits for Every Buyer 🌈

1 Safety of Funds:

The Resolution Applicant (RA) will immediately infuse ₹2 crore into our society and utilize the remaining balance, as per BBA, to kickstart all major works. These are essential for obtaining the Occupancy Certificate (OC) and Completion Certificate (CC) from GNIDA, which will lead to property registration and transform our society into a place where we can truly thrive.

Without us paying a single penny upfront, all of the following milestone works will be completed in Milestone 1:

- 🏠 ☐ ☐ STP (Sewage Treatment Plant) installation and NOC
- 🏠 ☐ ☐ Firefighting work and NOC
- 🏠 ☐ ☐ Balance LT/HT panel
- 🏠 ☐ ☐ Transformer
- 🏠 ☐ ☐ Completion of basement parking with drainage, cleaning, and whitewash

Milestone 2 will be completed after we pay just 35% of ₹350 per sq. ft.—this means by paying only ₹122 per sq. ft., all society work will be completed. This includes:

- 🏠 ☐ ☐ Mechanical car parking
- 🏠 ☐ ☐ Boundary wall for Tower B & C (subject to land filling of adjoining site)
- 🏠 ☐ ☐ Balance basement work (hanging lines, plumbing lines, rectification of seepage)
- 🏠 ☐ ☐ External paint of all towers
- 🏠 ☐ ☐ Fully functional clubhouse
- 🏠 ☐ ☐ PNG DG sets

At this point, we can check the completion of work as per the Project Plan and verify that all fittings are as shown during the sale or in the brochures. If not, we have the right to move to court through the Resolution Professional (RP) and the Monitoring Committee to ensure compliance.

2 Best Payment Plan:

This is the most buyer-friendly payment plan we've ever seen in a society undergoing CIRP. The payments are staggered to protect us:

- 35% payment only after Milestone 1 is completed
- 30% payment after the completion of Milestone 2
- 5% payment at the time of property registration
- Remaining 30% in 4 installments of 7.5% at the time of GNIDA dues settlement

Where is the risk here? Our payments are linked to progress—we only pay when the work is done!

③ Delay Penalty to Protect Us:

If the RA charges us 12% for delays, the same rule applies to them. If they don't complete the society within 18 months, they will owe us the same delay penalty. This guarantees accountability and timely completion of all pending works.

④ No New BBA – Your Rights Are Safe:

Our old BBA (Builder-Buyer Agreement) will remain intact. There will be no impact on your previous agreements, so our construction and financial terms remain protected. We will demand and receive NOCs for firefighting, STP, LT/HT panels, and transformer work. It's simple and clear: complete the work, get paid—nothing else!

🏠 Value of Your Property After Passing This Plan:

Once the project is completed, property values will increase significantly. Nearby societies like Palm Olympia, Vedantam, Gaurs, Saundaryam, Apex, Mahagun, and Saya have all seen property values exceed ₹10,000 per square foot. This is the potential we are looking at!

With a minimal additional contribution of just ₹350 per sq. ft., look at the potential value of your property:

- 🏠 2 BHK (1300 sq. ft.) = Worth ₹1.3 crore
- 🏠 3 BHK (1600 sq. ft.) = Worth ₹1.6 crore
- 🏠 4 BHK (2100 sq. ft.) = Worth ₹2.1 crore

Imagine the security and value appreciation we'll achieve once the resolution plan is approved.

🚨 A Final Chance to Save Our Society from Converting into Hell 🚨

This is our last chance. The CIRP deadline is on 15th November. If we do not pass this resolution plan, our society will automatically go into liquidation—and we all know what a disaster that would be. We have already shared legal advice from Vikram ji, explaining the severe consequences of liquidation. One last time, we will circulate this document again to remind everyone.

Let's make a collective, informed decision—for the future of our society and the security of our investments. We believe in you, and we believe in the power of unity—just like we continuously showed our unity and strength in the last 6 CoC voting rounds. Together, we can achieve greatness. Let's ensure our society

flourishes and our property values rise.

👉 Let's protect our investments and our future!

👉 Vote YES for the resolution plan and for each and every point that protects our interests! 🙌👍👏👉👉

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