



Rajasthan RERA

Rajasthan Real Estate Regulatory Authority

2nd & 3rd Floor, RSIC Wing, Udyog Bhawan,
Tilak Marg, C-Scheme, Jaipur-302005

Phone No.: 0141-2851900 Website: <http://rera.rajasthan.gov.in>

**NOTICE FOR IMPOSITION OF PENALTY AND FOR RERA TAKING OVER THE
PROJECT FOR ARRANGING COMPLETION OF ITS REMAINING DEVELOPMENT
WORKS WITH THE ASSISTANCE OF A THIRD PARTY AND OF INTERIM
DIRECTIONS IN THIS REGARD**

No. F- 3(1085)RJ/RERA/P/2019 / 384

Jaipur, Dated: 19-2-2021

To,

SWAPAN NIWAS DEVELOPERS
Plot No. 24 ,
DURGAPURA ,
Jaipur, 302018 , Rajasthan
Email:- ashutoshpaliwal@hotmail.com

Please take notice that-

Whereas your project "SWAPAN NIWAS YOJANA" was registered with the Authority under the Real Estate (Regulation and Development) Act, 2016 (hereinafter called 'the Act') vide registration number RAJ/P/2019/997 with the estimated finish date of 31-12-2019 i.e., the date declared by you under sub-clause (C) of clause (I) of sub-section (2) of section 4 of the Act; and thus the registration of the said project was valid upto 31-12-2019 which date has elapsed.

And whereas, upon a review of project status, it has come to the notice of the Authority neither you have completed the said project within the validity of its registration, nor have you obtained any extension of registration beyond 31-12-2019. As such, registration of the said project is taken to have lapsed on 31-12-2019.

Now, therefore, in exercise of the powers conferred on the Authority under section 8, 35, 37, 38 and section 61 of the Act, this notice is given to you to explain by 17-03-2021 as to (1) why a penalty of upto five per cent of the estimated cost of the project be not imposed on you under section 61 read with clause (b) of sub-section (4) of section 11 of the Act, for your failure to complete the project and obtain completion certificate within the validity of its registration; and (2) why you should not be ousted from the said lapsed project and the project be not taken over by the Authority for getting its remaining development works completed with the assistance of a third party under section 8 of the Act.

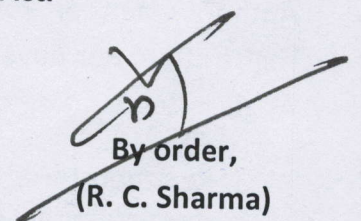
Please also take notice that if the required explanation is not submitted by you to the Authority in writing within the given time or the explanation submitted by you is not found satisfactory by it, the Authority shall pass an order imposing a penalty on you under section 61 read with clause (b) of sub-section (4) of section 11 of the Act; and ousting you from the project, taking it over and assigning it to a third party under section 8 of the Act.

If, however, the project has since been completed, you may submit the completion certificate even now to prove that the project was indeed completed within the validity of its registration or otherwise you may submit an application for extension of registration seeking extension upto the date of completion certificate. If the project has not yet been completed and you propose to continue with the project and complete it in near future, you may submit an application for extension of registration upto the date by which you now propose to complete the project. The Authority will consider the same before issuing any order in pursuance of this notice.

You may please also note that the Authority has created a facility of online uploading of completion certificates and occupancy certificates as also of online application for extension of registration. You may please upload completion certificate/occupancy certificate on RERA web portal and/or apply for extension of registration, from your dashboard. These are no more accepted in paper form. Having done so, a reply to this notice must be sent via email on the e-mail id lapsedproject@gmail.com and hard copy of the reply is not required.

Interim Direction

Since registration of the project has already lapsed, in exercise of the powers conferred on the Authority under section 36 of the Act, you are hereby directed to stop with immediate effect any further booking or sale of any apartment, plot or building in the project until further orders of the Authority. Non-compliance of this interim direction will attract penalty under section 63 of the Act.


By order,
(R. C. Sharma)
Registrar