

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 Sapphire
B.	Promoter Name	Royal Living Homes Pvt Ltd
C.	Project Registration No.	RAJ/P/2017/215
D.	Project Type	Group Housing
E.	Project Registration valid till (as per Registration Certificate)	31-07-2019
F.	Project Registration valid till (as per 1 st Extension Certificate)	30-06-2020 (11 Months)
G.	Project Registration valid till (as per 2 nd Extension Certificate)	30-06-2021 (Due to Corona Pandemic)
H.	Project Registration valid till (as per 3 rd Extension Certificate)	31-07-2021 (1 Month)
I.	Extension Application No.	RAJ-RERA-APP-PE-2021-568 (24-07-2021)
J.	Extension sought till	31-07-2022 (12 Months)
Sr.No.	Document description	Remarks
1.	First Approval Date of Building Plan	08-01-2014
2.	Permission/Approval of Building Plan Valid Till	30-06-2020 (As per point no. 1 of approval letter)
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. Covid 19 Pandemic 2. Non Availability of Construction Material and Labour due to pandemic. 3. Implementation Demonetization and Enforcement of the Goods & Service Tax Act, 2017
5.	Exceptional and Compelling circumstances and reasons due to which the project could not be completed even within the extended period of one year	Uploaded in "Other Documents" tab
6.	a) Land Cost as per online form	₹ 35,47,00,000.00
	b) Development Cost as per online form	₹ 50,44,00,000.00
7.	Form R-1 (25-06-2021)	
8.	Form R-2 (25-06-2021)	Percentage on Cost Incurred on Construction - 66.05%
9.	Form R-3 (24-06-2021)	Percentage of Cost Incurred on Land – 72.68% Percentage of Cost Incurred on Development - 70.81%
10.	a) Total Phase area b) Area for which CC has been issued c) Remaining area on which fee has been paid	9542.39 sq.mt. 7,646.66 sq.mt. (CC for 3 Block (A, D &) issued by Empanelled Ar. Shyam Thakkar dated 25.06.2021 uploaded in "Other Documents" tab) 2049.00 sq.mt. (Phase plan uploaded)
11.	Total Fee paid for Extension – ₹ 75,000.00	Verified by Accountant via comments at para 5/N.

As per the latest filed QPR for Quarter April to June, 2021, total 197 units in the project have been allotted and as the completion certificate for 2 Blocks (A& D) out of total 5 Blocks has been issued. Further, in reference to the allotted units in EWS/LIG block, please kind peruse the reply of promoter at para 14/N of online note sheet stating that ***“Jaipur Development Authority have all the rights to sale and allot the flats under this category, till date we have no Booking details provided by the JDA in EWS LIG matter”*** and also as per the last filed QPR no unit has been booked/allotted in EWS/LIG block by the promoter.

Therefore, promoter has uploaded the contact details of 111 allottees of remaining 2 Blocks i.e. Block B & C.

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) for the **further decision of extension of registration upto 31-07-2022 (12 months).**



(Rishabh Sharma)
AR (P)