



Rajasthan RERA

Rajasthan Real Estate Regulatory Authority

2nd & 3rd Floor, RSIC Wing, UdyogBhawan,

Tilak Marg, C-Scheme, Jaipur-302005

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

No. F.3(541)RJ/RERA/P/2017/2344

Date:- 13.10.2023

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

To

SKG B3B LLP

6, Rajiv Vihar, Gopalpura Bypass, Jaipur (Rajasthan) – 302018

It is hereby inform to you that your project "Saavyas" was registered with the Authority under the Real Estate (Regulation and Development) Act, 2016 (hereinafter called 'the Act') vide registration number RAJ/P/2017/186, and the project was extended upto 29-09-2023, by the Authority and the Form F (Certificate for Extension of Registration of Project) was issued on 25-11-2022, with the following special conditions:

- (i) The promoter shall complete the work of Block A in all respects, including common areas, facilities and amenities thereof, and obtain partial completion certificate from the competent authority, latest by 30.04.2023;
- (ii) The promoter shall prepare and provide by 30.11.2022, a detailed construction and development plan to achieve completion of all the remaining development works by 29.09.2023, which will then be monitored, on quarterly basis, by the Authority or a consultant appointed by it;
- (iii) The promoter shall complete the project in all respects, 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 29.09.2023;
- (iv) The promoter shall submit online all the pending Quarterly Progress Reports (QPRs) and Annual Progress Reports (APRs) latest by 30.11.2022; and shall submit regularly the QPRs and APRs as fall due during the extended period of registration;

(v) 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 interest/compensation for the period of delay in delivering possession of the allotted flat; and

(vi) 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 registration, if any of the conditions of this extension is not complied with or if completion of the remaining development works is not found to be progressing as per the detailed construction and development plan promoter is required to submit by 30.11.2022.

And whereas, upon a review of project status from your last submitted QPR for the quarter April to June 2023, it has come to the notice of the Authority that the physical development on-site as per Form R2 is only 76.32%, and you have also applied for further extension of registration by 12 months, i.e. up to 30.06.2024, through application no. RAJ-RERA-APP-PE-2023-1121, without the consent of the allottees. Whereas, no compliance has been made in reference to the above-mentioned special conditions.

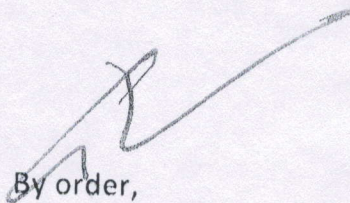
Now, therefore, in exercise of the powers conferred on the Authority under section 8, 35, 37, 38 and section 61 of the Act, this notice is given to you to explain by

26/10/2023 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.



By order,
(R. C. Sharma)
Registrar