

RAJASTHAN REAL ESTATE REGULATORY AUTHORITY, JAIPUR

कार्यालय टिप्पणी

89. Project "Unique Apex Towers Phase I" is registered with the Authority bearing registration no. RAJ/P/2017/453 and the registration of the project is valid till 31.07.2019 (Registration Certificate attached on page (515-516/C). Promoter has applied for the extension of registration upto 31.07.2024 (12 months) Vide online application no. RAJ-RERA-APP-PE-2023-1143(31-07-2023), Extension application Summary attached on page no. 490-493/C.

90. Notice For Hearing is scheduled on 9/1/24 at 4:00 PM.

In reference to the direction of Hon'ble Chairman Sir at para 21/N of online note sheet, notices (493/C) for the hearing issued on 15.12.2023 to the promoter and the allottees. objection On e-mails were checked from 15.12.2023 to 08.01.2024 (Monday, 11:00AM) received 36 objection from the allottees on RERA e-mail ID, enclosed at page no 521-622/C

Regarding Present validity status of the project:-

- Finish date as per RC – 31.07.2019(515-516/C)
- First extension date – 01-08-2019 to 31.07.2020 (Other than Force majeure), (513-514/C)
- Second extension date – 01-08-2020 to 31.07.2021 (Force majeure),(517-518/C)
- Third extension date – 01-08-2021 to 31.07.2023 (other then Force majeure),(519-520/C)
- Now Applied for Extension Beyond One year,(490-493/C)

91. Duration sought in extension beyond one year as 01.08.2023 to 31.07.2024,

92. Extension summary enclosed 494-512/C:-As per R2 status 506/C,apprised in online extension application by applicant :-

RAJASTHAN REAL ESTATE REGULATORY AUTHORITY, JAIPUR

कार्यालय टिप्पणी

53.11% work has been done only and cost incurred on development as per R3 status:-506/C, apprised in online extension application by applicant is 63.84%.

93.

Therefore file is hereby submitted for kind perusal and further decision on extension of registration 31.07.2024 (12 months) as per application submitted by the promoter.

Note:- 24 Notices out of 183 have been returned back (466-489/24)
DR-8

94.

08/11/24

95.

DR-8

08/11/24

Registered

Submitted for hearing
on 09-01-24 at 4 PM.

Hon'ble
Chairperson

R.C. Sharma
Registrar
09/01/24

96.

The matter was heard. 36 objections were received via e-mail. 7 allottees appeared in person and were seeking refund / credit note. The promoter has given undertaking for credit note / refund / possession. ATS may be sought so that final orders may be given. Matter will be heard again.

RAJASTHAN REAL ESTATE REGULATORY AUTHORITY, JAIPUR

कार्यालय टिप्पणी

on 1st Feb. by which the promoter will have to submit compliance. Thereafter, a view on extension application will be taken.


(Veeru Gupta)
Chairperson

~~JR 1 / DRP~~


12/01/24
R.C. Sharma
Registrar


12/1/24

P-7-0

RAJASTHAN REAL ESTATE REGULATORY AUTHORITY, JAIPUR

कार्यालय टिप्पणी

As directed at para no. 96/N:- May kindly peruse the Online reply documents submitted by Promoter is enclosed at page no:- 90-92/C.

Regarding ATS:- As per reply submitted by applicant as enclosed at 92/C, They are stating that their Jodhpur office experienced a fire incident, at present they have not provided the ATS Copies, however apprised the ATS executed date, along with name of customer and Unit No as apprised on page no enclosed at 92A.

Regarding Credit Note and refund status, may kindly peruse the letter enclosed at page no 90-91/C. Latest Extension summary is attached at 94-97/C

Therefore application is submitted for kind perusal and further orders.

DR-P ATS not executed for C-707, B-1007

JR-P (047)

Registrar

Credit Note

Which was given upto Dec 23 for unit No C-705, C-101

C-707, B-1007, B-905, C-104 was to be given

which was not given

Two more applications

Ms Sangeeta Purohit - for Flat Number 4th Prashant Purohit - for Apex

C-903 in Unique Towers Phase I and Prashant

have requested for refund of Rs 55,53,315/-

Submitted for decision

Hon'ble Chairperson

02/02/24
R.C. Sharma
Registrar

Extension granted as

RAJASTHAN REAL ESTATE REGULATORY AUTHORITY, JAIPUR

कार्यालय टिप्पणी

as diverted during hearing.

Hand

42

02/02/24

02/02/24

02/02/24

02/02/24

RAJASTHAN REAL ESTATE REGULATORY AUTHORITY, JAIPUR

कार्यालय टिप्पणी

105. Hon'ble Chairperson heard the promoter Representative,
and perused objections on 02.02.2024 and granted extension.

106. "Extension is granted from 01.08.2023 to 31.07.2024 (12 Months) with the following conditions:-

- a) Last extension is granted, No Further extension shall be given;
- b) The promoter shall complete the project in all respects, including common areas, facilities and amenities, obtain a completion certificate from the competent authority, and offer possession to the allottees, within the extended period of registration, i.e., latest by 31-07-2024;
- c) The promoter shall submit online all the pending Quarterly Progress Reports (QPRs) and Annual Progress Reports (APRs) latest by 29-02-2024; and shall submit regularly the QPRs and APRs as fall due during the extended period of registration;
- d) 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;
- e) 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 submitted by the promoter;

f.) As per Letter submitted by you in Authority at the time of hearing on 02.02.2024, You have declared that "Credit Note Till Dec 2023" will be made available to following Allottees at the time of handing over final possession 1.) Dharmendra Sharma ,Amount Rs 3,10,000 (Unit No,C-705).2.) Sharda Choudhary, Amount Rs 1,30,000 (Unit No,C-101),3.)Ashok kumar Jain, (Unit No C-707,You have declared Under Process due to Non-Availability of Records, Make it Available within 15 days 4.)Rajendra Mathur, Amount Rs 4,40,000 (Unit No,B-905) 5.)Nitin Rajvanshi, Amount Rs 40,000 (Unit No,C-104).

107. DRP
02/02/24

RAJASTHAN REAL ESTATE REGULATORY AUTHORITY, JAIPUR

कार्यालय टिप्पणी

108

JR-P (out)

109

Registration Sur

Submitted for approval
of prs No 106/24 of special
conditions for granting of
extension.

Hon'ble
Chairperson

02/02/24
R.C. Sharma
Registrar

(Veeru Gupta)
Chairperson

DRP

02/02/24