

RAJASTHAN REAL ESTATE REGULATORY AUTHORITY, JAIPUR

कार्यालय टिप्पणी

106. Project "Saavyas" is registered with the Authority bearing registration no. RAJ/P/2017/186 and the registration of the project was valid till 29-09-2022, as per Extension Certificate (239-240/C) Promoter has applied for extension of registration beyond one year, i.e., upto 29-09-2023 (12 months) vide online application no. RAJ-RAJ-RERA-APP-PE-2022-933 on 21-09-2022, application attached on page no. 241-243/C.

107. In reference to the direction of Hon'ble Chairman Sir at para 8/N of online note sheet, notices (244-245/C) sent to the promoter and **275 allottees** via mail and speed post, out of which total **33 allottees** have submitted their objections via E-mail or post, which is as follows:

S.No.	Name of Alottee(s)	Unit No.	Page No.
1.	Simpoo Razdan (name of allottee as per online extension application for unit no. 801-806 is Star Developers)	801	246-247/C
2.	Preeti Gupta (name of allottee as per online extension application for unit no. 402 is Saurav Jain)	402	248-249/C
3.	Poonam Singh (promoter has shown the double entries for unit no. 308, one with the name of Mr. Ramavatar Sharma & one with the name of Ms. Poonam)	308	250/C
4.	Manju Kanwar/ Ranjeet Singh Soda	311	251/C
5.	Satyanarayan Soni	401	252/C
6.	Mahesh Kumar Sharma	413	253/C
7.	Anis Mohammad	414	254/C
8.	Kapil Solanki	107	255/C
9.	Vinod Kumar Garg	604	256/C
10.	Shimla Devi	715	257/C
11.	Nisha Kumari (name of allottee as per online extension application for unit no. 801-806 is Star Developers)	804	258/C
12.	Raj Kumar (name of allottee as per online extension application for unit no. 801-806 is Star Developers)	803	259-260/C

RAJASTHAN REAL ESTATE REGULATORY AUTHORITY, JAIPUR

कार्यालय टिप्पणी

13.	Rajendra Bhasin (name of allottee as per online extension application for unit no. 801-806 is Star Developers)	802	261/C
14.	Radha Gupta	209	262/C
15.	Naman Sharma	103	263/C
16.	Shubham Kumar Mittal	120	264/C
17.	Kamlesh Kumar	305	265/C
18.	Sohan Choudhary (no details of any Mr. Sohan Choudhary given by the promoter and the mail are related to threatening and double payment for flat)	-	266/C
19.	Puneet Kumar	318	267/C
20.	Neetu Sharma	418	268-269/C
21.	Pawan Kumar Sharma	419	270/C
22.	Kashyap Awasthi	319	271-272/C
23.	Mukesh Kumar Jain	315	273/C
24.	Devendra Kumar Sharma	608	274/C
25.	Lomesh Awasthi	307	275/C
26.	Puneet Ratnagar	314	276/C
27.	Ramavtar Sharma (promoter has shown the double entries for unit no. 308, one with the name of Mr. Ramavtar Sharma & one with the name of Ms. Poonam)	308	277/C
28.	Rahul Kanwar	911	278/C
29.	Gopendra Awasthi	208	279/C
30.	Siddhant Johari	718	280/C
31.	Ankush Meena	908	281/C
32.	Uma Meena	907	282/C
33.	Jagmohan Meena	501	283/C

108 Apart from them, approx. 50 allottees and their representatives have appeared for the hearing, attendance sheet attached for reference, whereas CA Himanshu Goyal & Adv. Anurag Jain appeared on behalf of the promoter for the hearing today, i.e., 31.10.2022.

RAJASTHAN REAL ESTATE REGULATORY AUTHORITY, JAIPUR

कार्यालय टिप्पणी

109.

Therefore file is hereby submitted for kind perusal and further decision on extension of registration ^{who} 29-09-2023 (12 months) as per application submitted by the promoter.

Rishabh
31/10/22

Rishabh Sharma
AR (P)

110.

JR (P)
Registrar Sir

*There are
number of objections
for not extending it.*

*Hon'ble
Chairman*

31/10/22
R.C. Sharma
Registrar

RAJASTHAN REAL ESTATE REGULATORY AUTHORITY, JAIPUR

कार्यालय टिप्पणी

111.

Submitted again, apart from 33 allottees w.r.t. 107/N, who have submitted their objections via E-mail or Post, 41 allottees or their representative have also appeared for hearing on 31.10.2022, attendance sheet attached on page no. 895-896 & 899/C. Whereas, CA Himanshu Goyal and Adv. Anurag Jain appeared on behalf of the promoter on 31.10.2022, objections raised by the representatives from allottees ~~was~~ mainly related to the slow progress of work and delay of 3 years, therefore, as directed by the Hon'ble Chairman, ^{for} promoter's representative and the allottees, next hearing ^{was} scheduled on 07.11.2022.

112.

On 07.11.2022, CA Himanshu Goyal and Adv. Anurag Jain appeared along with the promoter Sh. Bhanu Pratap Singh and total 19 allottees or their representative appeared for the hearing, attendance sheet attached on page no. 900/C, promoter also submitted the consent of 6 allottees out of 19 along with the 2 other allottees on page no. 901/C, and the project progress report/ work schedule for the seeking ^{of} extension, attached on page no. 839-842/C.

113.

Thereafter, as directed by the Hon'ble Chairman, ^{be} ~~extension~~ ^{after detailed hearing} application may ^{be} approved with following special conditions in Form F:

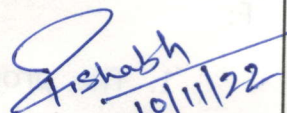
1. The promoter shall complete the work of Block A in all respects, including common areas, facilities and amenities ^{partial} ~~thereof, and~~ obtain ^{partial} completion certificate from the competent authority, latest by 30.04.2023;
2. The promoter shall prepare and provide by 30.11.2022, a detailed 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;
3. 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~~ 29.09.2023;

RAJASTHAN REAL ESTATE REGULATORY AUTHORITY, JAIPUR

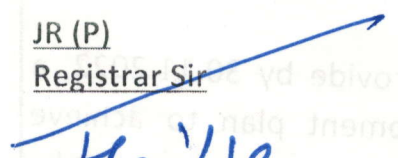
कार्यालय टिप्पणी

4. 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;
5. 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
6. 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.

Therefore file is hereby submitted for kind perusal and further decision on extension of registration ^{upto} 29-09-2023 (12 months).


Rishabh Sharma
AR (P)

JR (P)
Registrar Sir


Hon'ble
Chairman


10/11/22
Registrar

115. Move on desk how for approval of extension subject to the special conditions as above.

Registrar (out)

ARP


18/11/2022
(Nihal Chand Goel)
Chairman