

RAJASTHAN REAL ESTATE REGULATORY AUTHORITY, JAIPUR

कार्यालय टिप्पणी

F.3(437)RJ/RERA/P/2017

Sub: **Application for Extension of Registration of the project 'Sambhavnath Complex' upto 31.12.2022**

118.

The matter was heard today. No objection has been received from the allottees by email or by post and none of them has appeared for the hearing in response to the notices issued for today's hearing.

Adv Mitesh Rathore is present on behalf of the promoter and he states that the project has got delayed due to adverse market conditions, but the project is about 90% complete and the promoter is committed to complete the whole project within the proposed extended period.

119.

In view of the above, and the compelling circumstances stated in the application, the application for extension of registration of the project is approved, subject to the following special conditions:

- (i) The promoter shall prepare and provide by 28.02.2022, a detailed construction and development plan to achieve completion of all the remaining development works by 31.12.2022, which will then be monitored, on quarterly basis, by the Authority or a consultant appointed by it;
- (ii) 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 31.12.2022;
- (iii) The promoter shall submit online all the pending Quarterly Progress Reports (QPRs) and Annual Progress Reports (APRs) latest by 28.02.2022; and shall submit regularly the QPRs and APRs as will fall due during the extended period of registration;

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- (iv) 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 refund or interest/compensation for the period of delay in delivering possession of the allotted flat; and
- (v) 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 28.02.2022.

120.

Form-F be issued online, accordingly.


(Nihal Chand Goel)
Chairman
07.02.2022Registrar




