

# RAJASTHAN REAL ESTATE REGULATORY AUTHORITY, JAIPUR

## कार्यालय टिप्पणी

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Project "Unique Apex Towers Phase I" is registered with the Authority bearing registration no. RAJ/P/2017/453 and the registration of the project was valid till 31-07-2024, as per Extension Certificate (1-2/C). Promoter has applied for the extension of registration in reference to the Authority's order dated 22.05.2020, i.e., upto 31-07-2025 (12 months) vide online application no. **RAJ-RERA-APP-PE-2024-1312** on 31.07.2024, application attached on page no. 3-5/C.

In reference to the direction of Hon'ble Chairman at para 6/N of online extension note sheet, notices (6-7/C) sent to the promoter and **183 allottees**, out of which **31 Online objection** have been received via E-mail, which is as follows:

S.No.	Name of Allottee(s)	Unit No.	Page No.
1.	Manish Kumar Bansal	203	17-19/C
2.	Sunil Thaploo	501	20-23/C
3.	Sailesh Mohnot	604	24/C
4.	Noopur Vyas /Manish Vyas	404	25/C
5.	Rahul Karwa	704	26/C
6.	"Keerti Rathore / Gajendra Singh Rathore (Semi Furnished)"	203	27-30/C, 62-80/C
7.	Prabha Sharma	1001	31/C
8.	Sangeeta Purohit / Dr. Prashant Purohit	903	32-33/C
9.	Shanti Chand Abani	804	34/C
10.	Ankur Mathur	-	35/C
11.	Jagdish Mal Lodha	1004	36/C
12.	Ankit Jain	702	37/C
13.	Madhu Gandhi	401	38/C
14.	Shashi S Phophalia	901	39/C
15.	Sanjay Shripatrao Mali / Aparna Magar	905	40/C
16.	Gajender Singh Deval	904	41/C
17.	Arun Kumar Rao	305	42/C
18.	Anand Bissa	707	43/C
19.	Manish Kumar Bansal	203	44/C
20.	Teena Jain/ Gaurav Bhandari	-	45-47/C
21.	Nisha Khalsa	104	48/C
22.	Alok Kumar Ladhha / Manjulata Ladhha	201	49/C
23.	Shanti Devi	306	50/C
24.	Puneet Sharma	405	51/C
25.	Renuka Kumari / Dongarma	307	52/C

CONT:-

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	I Jeengar		
26.	Mohan Singh	202	53/C
27.	Bharti Devi Meghnani	206	54/C
28.	Anita Jain	202	55/C
29.	Rajendra Mal Mathur	905	56/C
30.	Ankit Jain	702	57-58/C
31.	Sharat Chouhan / Usha Kiran	301	59-61/C

Dharmendra Bambani (promoter's representative) is also present for the hearing today, i.e., 19.09.2024.

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Following observations were discussed in today's hearing;

1. As per promoter's representative there are financial crunch in project so promoter will submit detail report on same that
  - a. How much fund has been received from allottees,
  - b. How much spent on the project.
  - c. Fund requirement for remaining works of the project.
  - d. Sources of funds to meet requirements as per point (c) and further road map.
2. Promoter will submit the details of interest commitments made with respective allottees till date.
3. A site inspection on 27/09/2024 will be done by Nodal officer Jitendra Tripathi and Divyanshu Choudhary to ascertain current status of the project. Allottees will be informed for the same.
4. As per allottees, there is no work progress for, B Block electrical work, club house, building unit's wash room, second lift, bathroom ventilations, and all windows of building unit's and beyond fifth floor till date.
5. As per promoter within 2 months from today, they will offer possession for B Block. For the same promoter will submit affidavit with specific date for B Block possession.
6. Promoter himself will remain present on next hearing.

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Therefore file is hereby submitted for kind perusal and further decision on extension of registration upto 31-07-2025 (12 months) as per application submitted by the promoter.

Jitendra Tripathi  
AR (P1)

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Registrar Sir

See  
18/8

Hable chairperson.

See  
19/9  
(Veenu Gupta)  
Chairperson

Registrar See AR I  
18/8