

FORM-F
[see rule 7(4)]

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

This certificate of extension of registration is hereby granted under section 6 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter called 'the Act'), to the following project:

Project Name	Aavya Homes
Location	Khasra No. 533 , Village Bindayaka , Jaipur - 302012 (Rajasthan)
Registration no.	RAJ/P/2017/296
Category	Group Housing
Promoter Name	Navriti Project LLP
Promoter Address	127 GN House , Keshav Vihar, Mansarovar Link Road , Jaipur , Jaipur (Rajasthan) - 302018
Reason for Extension	Other than Force Majeure

This extension of registration is granted subject to the following conditions, namely:-

1. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17 of the Act;
2. The promoter shall deposit seventy percent of the amounts realized by him in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub - clause(D) of clause(I) of sub - section(2) of section 4 of the Act;
3. The registration is extended by a period of **12 Months** commencing from **02-05-2023** and shall be valid upto **01-05-2024** unless further extended by the Real Estate Regulatory Authority in accordance with section 6 of the Act read with rule 7 of the Rajasthan Real Estate(Regulation and Development) Rules, 2017 or in accordance with section 6 read with section 7,8 and 37 of the Act.
4. If the validity of approved building plans has expired or expires before the extended date of validity of registration of the project, the promoter shall obtain from the competent authority the requisite extension of validity of approved building plans and submit a copy thereof to the Authority latest within 6 months from the date of issue of this certificate, failing which this certificate of extension of registration of the project shall stand withdrawn and you shall be liable for the consequences under the provisions of the Act and the rules & regulations made thereunder;
5. The promoter shall comply with the provisions of the Act and the rules & regulations made



thereunder;

6. The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed;

7. The extension of registration of the project (except when it is granted on ground of force majeure) shall not affect/ damage the rights and interests of the allottee(s) under the agreement for sale. Nor will it exonerate the promoter from his obligations to the allottee(s) under the Real Estate (Regulation and Development) Act, 2016 and Rules & regulations made thereunder. If, however, due to this extension, any damages or losses are suffered by any allottee(s), any rights and interests of any allottee(s) are affected or any dispute arises, promoter of the project shall be solely responsible and liable to compensate for the same and to resolve the dispute and shall also be liable for all the legal and financial consequences of delay in handing over the possession vis-à-vis what is previously agreed with the allottee(s).

8. Special condition(s), **a) 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 01-05-2024; b) 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; c) 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; d) 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; e.)As per Request by Kamla Devi resident of 109-A,Vikas Nagar-C,200 Feet Bypass.Jaipur, on the letter addressed to RERA, is Seeking refund for her allotted unit in the project.Promoter is directed to ensure the refund of this Allottee within 15 days and to inform the authority accordingly. f.)Following Allottees who were either Present themselves or through their representative during the Personal hearing of Extension:- 1.)Ranveer Singh of Tower A having unit No. F6/32. 2.)Preeti Kumari (Represented by Ranveer Singh) of Tower A having unit No. F8 /32. 3.)Reena Kumari (Represented by Ranveer Singh) of Tower A having unit No. F8 /33. 4.)Savita Chauhan (Represented by Rituraj Singh) of Tower A having unit No. 3/1. 5.) Manoj Kumari (Represented by Pooran Mal) of Tower A having unit No. 6/33. 6.) Priya Sindhi (Represented by Harish Kumar Sindhi) of Tower D having unit No. 8/24. 7.) Seema Sain of Tower D having unit No. 2/31. 8.) Virendra Singh of Tower D having unit No. 6/24. Promoter Will address their grievances of poor electrification, gates etc development work and submit progress in next quarterly report. g.)As directed, on behalf of Promoter, Mr Neeraj Bhardwaj will be available on every week i.e on Sunday on Site so as to address the Allottees issue, if any.. h.)To Ensure the Construction quality in Tower A I.)For Tower D separate extension will be sought by Promoter.**

9. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter, including revocation of the registration, as per the Act and the rules and regulations made thereunder.