



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	SWARAJ
Location	Khasra No. 106,109,113 , Village- Ladpura , Manpura , Kota - 324001 (Rajasthan)
Registration no.	RAJ/P/2017/309
Category	Group Housing
Promoter Name	Aditya Housing
Promoter Address	4 , Sheela Choudhary Road, Talwandi , Ladpura , Kota (Rajasthan) - 324001
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 **06-04-2023** and shall be valid upto **05-04-2024** 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of issue of this certificate, failing which this certificate of extension of registration of the project shall stand withdrawn and you shall be liable for the consequences under the provisions of the Act and the rules & regulations made thereunder;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), **(i) The promoter shall abide by the settlement reached with Aman Sharma and Kiran Sharma on 12.04.2023; (ii) The promoter shall prepare and provide by 30.04.2023, a detailed construction and development plan to achieve completion of all the remaining development works by 05.04.2024, which will then be monitored, on quarterly basis, by the Authority or a consultant appointed by it; (iii) 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 05.04.2024; (iv) The promoter shall submit online all the pending Quarterly Progress Reports (QPRs) and Annual Progress Reports (APRs) latest by 30.04.2023; and shall submit regularly the QPRs and APRs as fall due during the extended period of registration; (v) 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 (vi) 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 30.04.2023.**

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.