



REMA ENTERPRISES PVT. LTD.

DIOCESAN VILLAGE, OLD. H.B. ROAD, RANCHI - 834001, JHARKHAND

☎ 0651-2462695, 6450403, EMAIL : remapvt@yahoo.co.in

Ref.....

Date

TO WHOMSOEVER IT MAY CONCERN

I, Amrit Prasad, S/o Ram Lal Prasad as Authorized Signatory of the promoter company **M/s REMA ENTERPRISES PRIVATE LIMITED**, having its registered office at Diocesan Village, Near Siram Toli Chowk, Old H.B Road, P.O. and Dist. – Ranchi in the State of Jharkhand, PIN – 834001, Promoter of the proposed project “**C.N.I. DIOCESAN COMPLEX**” do hereby solemnly declare, undertake and state as under:

That our project “**C.N.I. DIOCESAN COMPLEX**” will be constructed on Plot No. **1374 Ka to Fa** as per land documents, due to typographical mistake Plot No. 1374 Ka to U is mentioned in Sanction Plan and Development Agreement.

Deponent

District Registry Office, Bhagalpur

Non Encumbrance Certificate

RTPS No.:-

030116221002100031

प्रमाण पत्र सं 47

चूंकि श्री Vaste-Crist Mission Church ने मेरे पास आवेदन किया है कि निम्नलिखित प्रमाण पत्र के संबंध में निबन्धित संव्यवहारों और अवमारों का विवरण प्रमाण-पत्र दिया जाय।
एतद्वारा प्रमाणित किया जाता है कि आवेदन में वर्णित सम्पत्ति को प्रभावित करने वाले संव्यवहारों और अवमारों के बारे में बही 1 में और उससे संबंधित अनुक्रमणियों में ता० 01/01/2011 से ता० 31/12/2020 तक तलाशी की गयी और इसकी तलाशी के बाद निम्न संव्यवहारों और अवमारों का पता चला है-

क्रम संख्या	कार्यालय	अंचल	मौजा/वार्ड नं०	खाता खेसरा	रकबा	दस्तावेज का प्रकार	मूल्य	जिल्द संख्या	पृष्ठ से	पृष्ठ तक	वर्ष
1	District Registry office, Bhagalpur	Jagdishpur	Ward No-05	1068 1377			0				
2	District Registry office, Bhagalpur	Jagdishpur	Ward No-05	1068 1373 ka to pa	4.8415 Hec		0				
3	District Registry office, Bhagalpur	Jagdishpur	Ward No-05	1068 1375 ka to Fa			0				
4	District Registry office, Bhagalpur	Jagdishpur	Ward No-05	1068 1374 ka to Fa			0				

यह भी प्रमाणित किया जाता है कि उपर्युक्त संव्यवहार और अवमारों को छोड़, उक्त संपत्ति को प्रभावित करने वाला कोई अन्य संव्यवहार और अवमार का पता नहीं चला है। निम्नलिखित व्यक्ति ने तलाशी की और प्रमाण पत्र तैयार किया -

नाम - Chandra Shekhar Singh

UDC

चन्द्र शेखर सिंह

तलाशी का सत्यापन और प्रमाण पत्र की जाँच निम्नलिखित व्यक्ति ने की -

नाम - Awadh Kishor Sharma

UDC

अवध किशोर शर्मा

कार्यालय -

District Registry Office, Bhagalpur

13/01/2021

टिप्पणी-

1. इस प्रमाण पत्र में जो संव्यवहार और अवमार दिखाये गये हैं वे आवेदक द्वारा तथा प्रस्तुत संपत्ति विवरण के अनुसार पाये गये हैं। यदि आवेदक द्वारा दिये गये विवरण से भिन्न विवरण देकर किन्हीं सम्पत्तियों को निबन्धित दस्तावेजों में दिखाया गया है, तो इन दस्तावेजों से प्रभावित संव्यवहार (ट्रांजेक्शन) इस प्रमाण-पत्र में शामिल न किये जायेंगे।
2. निबन्धन अधिनियम की धारा-57 के अधीन जो व्यक्ति बहियों और अनुक्रमणियों (इण्डेक्स) की प्रविष्टियाँ देखना चाहते हैं, तो अथवा जो उनका प्रतिलिपि लेना चाहते हैं तो अथवा जिन्हें विनिर्दिष्ट संपत्तियों के अवमारों के प्रमाण पत्रों की जरूरत हो उन्हें तलाशी स्वयं करनी होगी। विहित फीस का भुगतान करने पर बहि और अनुक्रमणी उनके सामने रख दी जायेगी।
3. किन्तु चूंकि वर्तमान मामले में आवेदक ने स्वयं तलाशी नहीं की है, इसलिए कार्यालय ने अपेक्षित तलाश अपने भरसक सावधानी से की है। फिर भी प्रमाण-पत्र में दिये गये तलाशी परिणाम की किसी भूल के लिए किसी भी तरह की जिम्मेवारी नहीं होगी।
4. और चूंकि वर्तमान मामले में आवेदक ने अपेक्षित तलाशी स्वयं की है इसलिए उसके द्वारा ढूँढे गये ऐसे संव्यवहारों और अवमारों के लिए किसी भी तरह कार्यालय जिम्मेवार न होगा जिससे उक्त संपत्ति पर प्रभाव पड़ता हो।

पत्रांक- 102 दिनांक- 13/01/2021

शाखा प्रबंधक Rama Enterprises Pvt Ltd के पत्र दिनांक 24/12/2020

के आलेख में प्रेषित।

निबन्धन पदाधिकारी का हस्ताक्षर

13/01

ACKNOWLEDGEMENT OF APPLICATION & FEE

Office of the District Sub Registrar.....
 Application No. 969 Date of Application 5/01/2021
 Name of Applicant ADITYA ME NIC
 Purpose of Application
 Fee for certified copy Deed no Year 2011-2020
 Fee of Registration Fee for Searching
 Rs 220/- Copying Fee Rs. 0 Total Rs 220/-

[Signature]
 Signature of Registrar and Keeper

187
198

STATEMENT OF ACCOUNT

INDIAN BANK
BHAGALPUR BRANCH
1st floor, Chandralok Complex,
Ghantaghar Chowk,
BHAGALPUR, BIHAR STATE
812001
Branch Code: 4010 Phone No: 2420223

REEMA ENTERPRISES PVT LTD

DIOCESAN VILLAGE NEAR SIRAM TOLI CHOWK
OLD H B ROAD
RANCHI Ranchi M Corp 834001

Account No. : 7046637843

Product : CA-GEN-PUB-METRO/URBAN-INR

Currency : INR

Statement From 28/07/2021 **to** 28/07/2021 **Date :** 28/07/2021 **Time :** 13:00:44

E-mail : **Nominee name :**

Cleared Balance : 0.00

Uncleared Amount : 0.00

Page No. : 1

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 14.70 % p.a.

Post Dt	Val Dt	Details	Chq.No.	Debit	Credit	Balance
28/07/21		BROUGHT FORWARD				0.00Cr

MICR-812019004

IFSC-IDIB000B747



28/07/21

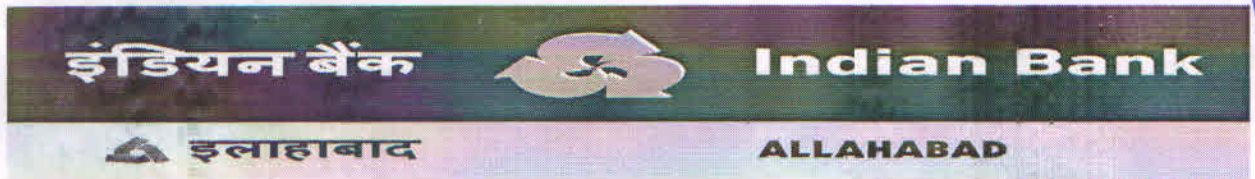
CLOSING BALANCE :

0.00Cr

Statement Summary Dr. Count 0 Cr. Count 0

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

--- END OF STATEMENT ---



1197

Date: 28.07.2021

TO WHOM IT MAY CONCERN

It is to inform that RERA and ESCROW Account of M/s REMA ENTERPRISES PVT LTD have been opened for project "CNI Diocesan Complex" at Christ Church Compound, Bhagalpur at Indian Bank Bhagalpur Main Branch.

Details of accounts are as under:

RERA Current Account No: 7046634966

ESCROW account No: 50537516546

Current account No: 7046637843

The captioned information is being furnished on the request by the company request without any responsibility of the bank and undersigned authority end.



iv) **LIFT :-**

- a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m².
- b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.
- c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand still with door open.
- d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.
- e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.
- v) That the basement should be equipped with automatic sprinkler's installation & must have two separate exits.
- vi) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 900 LPM pump at Terrace level, ISI marked Fire extinguishers as per relevant specification & I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.
- vii) That an underground water static tank of not less than 50,000 Ltrs. capacity with automatic refilling arrangements preferably on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. Capacity should be made available before occupancy.
- viii) That the internal finishing shall be non-combustible or class - I surface spread of flame.
- ix) That electric cables must be shield at each floor with intumescent coating.
- x) That Fire exit drill be carried out regularly at least twice in a year after occupation.
- xi) That the building must be constructed on at least 30 feet wide road and it is responsibility of the concerned Architect to ensure the road width because he is the passing authority.
- xii) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xiii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong, the Architect / Passing authority shall be held responsible.
- xiv) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).
- xv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.

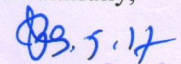
This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp .

Encl - As Above

Yours faithfully,


उपेन्द्र अग्निशामक पदाधिकारी-सह निदेशक,
(Upendra Prasad Singh)
बिहार, पटना

Provisional Fire Clearance

(Above 15Mtr. Height)

Letter No.....1606...../

OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.

From,

Upendra Prasad Singh,
State Fire Officer,
Bihar, Patna.

To,

M/S Prema Reality & Co.,
Kamta Ramsakhi Enclave,
Shop No.-3 & 4, Mithapur, Patna..

Patna Dt. 09 / 5 / 17

Sub :- The views regarding proposed fully residential building of above 15 mtr. in height to be constructed at Mauza- Anrra (New Karbigaihiya), Dist- Patna.

Sir,

Please refer to your letter no.- PRC-PMC-NOC-F-011/2016 dt. - 03/10/2016 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a B+G+5 (Total B/U area-3078.21 Sqmtr.), fully residential building, shall be constructed on 30 feet wide road belongs to Sri Sunit Kumar, Vinit Kumar, S/O- Late Sahe Lal Sri Vastav, on having Plot no.- 74,75, Khata no.-185,188, Tauzi no- 17023, Thana no.-20 at Mauza - Anrra (New Karbigaihiya), Dist- Patna.

We clear the plan after giving following advice/suggestions/ recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect / Developer/ Land owner as the case may be.

i) **Construction :**

- a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Building Bye laws Bihar, 2014.
- b) The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

- a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility 3.60 m/s (minimum).
- b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
- c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) **Stair Case :-**

- a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
- b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
- c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
- d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
- e) In case of two staircase, one must be on outer wall.
- f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.