



**M/s Global Green**

Reg. No.: F000048/2021

E-57, P.C. Colony  
Kankarbagh, Patna-800020

9631822503  
9431200388



To,

The Authorized Officer,

RERA Bihar.

SUB : Submission of Documents in Query of RERAP0782021145855-1  
for projects in Guari Complex.

Respected Sir,

I am submitting the required documents as demanded by you.

I, Dhananjay Kumar is one of the Partner of Kuber Residency which has  
been Approved by your office.

With Regards

**For Global Green**

*Dhananjay Kumar*  
Partner

Yours faithfully

संपत्ति अवधार प्रमाण-पत्र

प्रमाण-पत्र संख्या 1176  
 आवेदन सं० 5429  
 दिनांक 20/08/2024  
 दूक्री श्री Laxmi Shankar Singh

ने मेरे पास आवेदन दिया है कि निम्नांकित संपत्ति के संबंध में निम्नलिखित संव्यवहारों और अवधारों का सविवरण प्रमाण-पत्र दिया जाये।  
 (आवेदन में दिये गये तथ्य के अनुसार विवरण दें।)

इसलिये मैं इसके द्वारा प्रमाणित करता हूँ कि उक्त संपत्ति को प्रमाणित करने वाले संव्यवहारों और अवधारों के बारे में बही में और इससे सम्बद्ध अनुक्रमणियों में रा० 01/01/2008 से रा० 12/08/2024 तक तलासी की गयी और ऐसी तलासी के बाद निम्न संव्यवहारों और अवधारों का पता चलता है अतः

दस्तावेज प्रमाणित

| क्र०सं० | (क) संपत्ति का विवरण | निष्पादन की तारीख | (ख) दस्तावेज का प्रकार और मूल्य | पक्षों के नाम |         | दस्तावेज की प्रविष्टि के प्र० निर्देश |      |       |
|---------|----------------------|-------------------|---------------------------------|---------------|---------|---------------------------------------|------|-------|
|         |                      |                   |                                 | निष्पादक      | दावेदार | जिल्द                                 | वर्ष | पृष्ठ |
| 1       | 2                    | 3                 | 4                               | 5             | 6       | 7                                     | 8    | 9     |
|         | manus -              | malpura           |                                 |               |         |                                       |      |       |
|         | P.L -                | patli putha       |                                 |               |         |                                       |      |       |
|         | P.S.M -              | 02                |                                 |               |         |                                       |      |       |
|         | Semi plot -          | 304               |                                 |               |         |                                       |      |       |
|         | Area                 | 7250 sq.ft        |                                 |               |         |                                       |      |       |

For Global Green

Shriyan Kr  
 Partner

1. दस्तावेज के अनुसार विवरण दर्ज करें।
2. बंधक-पत्र की दिशा व्याज की कर और भुगतान की अवधि दर्ज करें। बशर्त की उनके बारे में उल्लेख हो।
3. पट्टे की दशा में पट्टे की अवधि और वार्षिक लगान दर्ज करें।  
मै यह प्रमाणित करता हूँ कि उपर्युक्त संव्यवहारों और अवधारों को छोड़ उक्त संपत्ति को प्रमाणित करने वाले किसी अन्य संव्यवहार और अवधार का पता नहीं चला है।

निम्न व्यक्ति ने तलासी की प्रमाण-पत्र तैयार किया :

(हस्ताक्षर):

(पदनाम):

तलासी का संस्थापन और प्रमाण की जाँच निम्न व्यक्ति ने की :

(हस्ताक्षर):

(पदनाम):

कार्यालय:

तारीख:



मुख्य एवं निबंधन प्रदाधिकारी का हस्ताक्षर

टिप्पणी :- इस प्रमाण-पत्र में जो संव्यवहार और अवधार दिये गये हैं वे आवेदन द्वारा प्रस्तुति संपत्ति के अनुसार पाये गये हैं। यदि आवेदक द्वारा किये गये विवरण से निम्न विवरण देकर किन्हीं किन्हीं संपत्तियों को निबंधित दस्तावेजों में दिखया गया हो तो वैसे दस्तावेजों से प्रमाणित संव्यवहार (ट्रान्जेक्शनस) इस प्रमाण-पत्र में शामिल न किये जायेंगे।

2. निबंधन अधिनियम की धारा-57 के अधीन जो व्यक्ति (गृहस्थ) और अनुक्रमणियों (इन्डेन्स) की प्रतिलिपियाँ देखना चाहते हों अथवा उनकी प्रतिलिपि लेना चाहते हों जिन्हें निर्दिष्ट संपत्तियों के अवधारों के प्रमाण-पत्रों की जरूरत हो उन्हें तलासी स्वयं करनी होगी। विहित फीस का भुगतान करने पर वहियाँ और अनुक्रमणियों उनके पास सामने रखदी जायेगी।

(ग) किन्तु चूँकि वर्तमान मामले में आवेदक ने स्वयं तलासी नहीं की है, इसलिये कार्यालय अपेक्षित तलासी प्रमाण की किसी भूल के लिए किसी भी तरह जिम्मेवार नहीं होगा।

(ख) और चूँकि वर्तमान मामले में आवेदक ने अपेक्षित तलासी स्वयं की है, और चूँकि उसके बाद दूँदे गये संव्यवहारों और अवधारों को संस्थापन के बाद प्रमाण-पत्र में दिया है, इसलिए बिना आवेदक द्वारा दूँदे गये ऐसे संव्यवहारों और अवधारों की धूँट के लिए किसी तरह जिम्मेदार न होगा जिससे उक्त संपत्ति पर प्रभाव पड़ता हो।

कार्यालय, अवर निबंधक,

ज्ञाप संख्या

आवेदक श्री

का रूपभार प्रमाण-पत्र द्वारा

5769

Louvi Shankar Singh

manager UCO BANK Rajg Bazar

Branch Pagra

दिनांक

25/08/2024

का उनके पत्र संख्या 2024-224/40 दिनांक 12/08/24 के प्रसंग में अग्रसारित की जाती है।

निबंधन प्रदाधिकारी

25/8/2024

# The Pataliputra Co-operative House Construction Society Ltd.

No. 10666

PATNA-800013

Date : 09/10/2020

Received from Sri/Smt. Gauri Sankar Singh

Plot No. 304

the sum of Rs. 1302500 (Rupees one Thousand Three hundred Two Rupees) only by Cash / Cheque/

D.D. No. .... Dt. .... Drawn on Cash

On account of :

| Sl. No. | Particulars                                       | Amount<br>Rs. P. |
|---------|---------------------------------------------------|------------------|
| 1       | Municipal Contribution                            | 1182500          |
| 2       | Additional Water Charges                          |                  |
| 3       | Club Contribution                                 |                  |
| 4       | Lawn Mover hire Charges <u>M.C - 955500</u>       | 120500           |
| 5       | House Rent <u>April-2019 to Sep-20</u>            |                  |
| 6       | Daily Market Rent                                 |                  |
| 7       | Share Money <u>M.C - 252500</u>                   |                  |
| 8       | Admission Fee <u>Oct-2020 to March 2021</u>       |                  |
| 9       | Open Space Booking <u>1207500</u>                 |                  |
| 10      | Hire Charges of Community Hall <u>Feb - 25500</u> |                  |
| 11      | Hire Charges of Open Space Community Hall         |                  |
| 12      | Comm. Hall Security <u>1182500</u>                |                  |
| 13      | New Ferrule Connection Charge <u>605 120500</u>   |                  |
| 14      | Miscellaneous <u>1302500</u>                      |                  |
|         | For the period <u>April-2019 to</u>               |                  |
|         | <u>March-2021</u> Total                           | <u>1302500</u>   |

E. & O.E.

Cashier

Manager Cum

Executive Officer

N.B.: Please pay your Municipal contribution before 15th of each month to avail rebate and avoid fine.

Global Green

Rajay Kr  
Partner



**M/s Global Green**

Reg. No.: F000048/2021

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Kankarbagh, Patna-800020

9631822503  
9431200388



### BACKGROUND OF PARTNER

There are three Partner in the Partnership Firm viz (1) Sri Bipin Kumar; (2) Sri Dhananjay Kumar and (3) Sri Upendra Kumar all are partner of M/S Global Green have got knowledge of as Builder, Contractor and Trader.

**Mr Dhananjay Kumar** S/o Shri Mathura Prasad, Resident of E-57, P C Colony, Kankarbagh, Patna-800020 is already running the business in the name of **M/S SHRINIWAS BUILDCON** in partnership from last 3 years and He has an excellent knowledge of the technical knowhow of the project backed with long market experience & already existing team. He is looking all day-to-day activities of the project.

**Bipin Kumar**, S/o Late Shiv Nath Ray resident of H.No-06, Adrash Colony, Kidwaipuri, Near Thakur Prasad Community Hall, Patna-800001 Bihar is Graduate in Arts and he is involved in contract work and Social activities and looking after HR and marketing aspects of the unit.

**Upendra Kumar**, S/o Sri Braj Nandan Singh resident of Kamal Medico, Mahatma Gandhi Nagar Near T V Tower, Kanjarbagh, Patna-800020, Bihar is Graduate in Arts and he is involved in Govt contract work and Social activities. He has an excellent knowledge of the technical knowhow of the product backed with long market experience & already existing team.

The all Partners are social and intelligent and are efficiently running the business and financially well capable to meet their PROMOTERS' CONTRIBUTION PART for the proposed project.

**For Global Green**

  
Partner

1165

# REAL ESTATE REGULATORY AUTHORITY, BIHAR

4<sup>TH</sup> / 6<sup>TH</sup> FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,  
SHASTRI NAGAR PATNA - 800023

## FORM 'C'

[See rule 5(1)]

### REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : BRERAP0004356-1/1185R-9.4.8.2020

Project Name : KUBER RESIDENCY (New Project)

Project Address : Mauza-Rustampur, Shahpur Mohalla-Sikandarpur, Pargana-Phulwari, P.S and Sub.Registry Office Dandpur (Khesra/ Plot No- 320 (P), 317 (P), 316 (P), Khata No.- 191, 133, 173 Thana No.-17, Mauza- Sikandarpur), Sub division District : Danapur Dist:- Patna.

1. Company Shrinivash Buildcon . having its registered office at At- Flat No-202, Jawahar Apartment, New Patliputra Colony, Patna-800013
2. This registration is granted subject to the following conditions, namely :-
  - a. The promoter shall enter into an agreement for sale with the allottee as prescribed by the State Government [Refer Rule 8, Annexure of Bihar Real Estate (Regulation And Development) Rules, 2017] ;
  - b. 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, plot or building, as the case may be, or the common areas as per section 17;
  - c. The promoter shall deposit seventy per cent. of the amounts realized by the promoter in a separate account to be maintained in a schedule bank (UCO Bank, Branch Name-Raja Bazar, Patna Account No. 22980210001424, IFSC Code : UCBA00002298) to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4;
  - d. The registration shall be valid for a period of 04 years 01 Months commencing from 5/5/2020 And ending with 2024/06/10 (Subject to extension of validity of map from Competent Authority) unless extended by the Authority in accordance with the Act and the rules made there under;
  - e. The promoter shall comply with the provisions of the Act and the rules and regulations made there under; including quarterly report of the project.
  - f. The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted here in, as per the Act and the rules and regulations made there under.

Dated: 5/5/2020  
Place: Patna

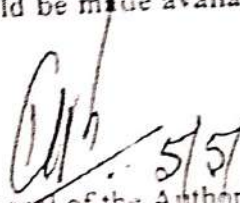
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

For Global Green

Rajay Kr  
Partner

**NOTE:**

- 1) This registration is being granted based on the information and documents furnished by the Promoter and the Authority bears no responsibility for the authenticity of the same. In case the promoter submitted a false or invalid document or credential, it may lead to the cancellation of registration of the project by the Authority. Registration granted cannot be construed as evidence in respect of right, conversion of land use title or interest of the plot over which plan is approved.
- 2) With regard to the information or documents that are not provided by the concerned promoter, the Authority has ensured that written explanation or reason for the same has been submitted to the Authority and it would be put up on the website for public viewing.
- 3) The above registration is valid for a period of 04 years as provided in 2d, subject to the condition that the promoter shall get their map validated for such period from the map sanctioning authority as required under Bihar Building Bye-laws and resubmit the same to the RERA, Bihar. Failure in submitting the validated map may lead to the cancellation of registration of the project by the authority.
- 4) Promoter shall ensure compliance to all Nocs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014
- 5) Open Parking area comes in common area, and as such it cannot be sold.
- 6) At the project construction site, display of project details on a 6'x 6' board is essential.
- 7) In case of any papers not found in order, the same should be made available within one month.

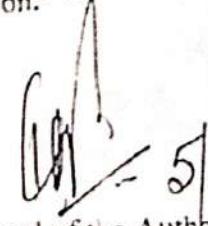
  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo NO-RERA/PT-REG-1185/2020/292

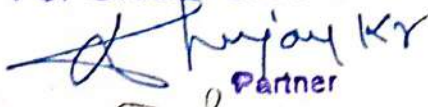
  
Dated 05/05/2020

Copy to: Chairman RERA/Members RERA/Shrinivash Buildcon.

Copy to: Branch Manager UCO Bank, Raja Bazar, Patna.

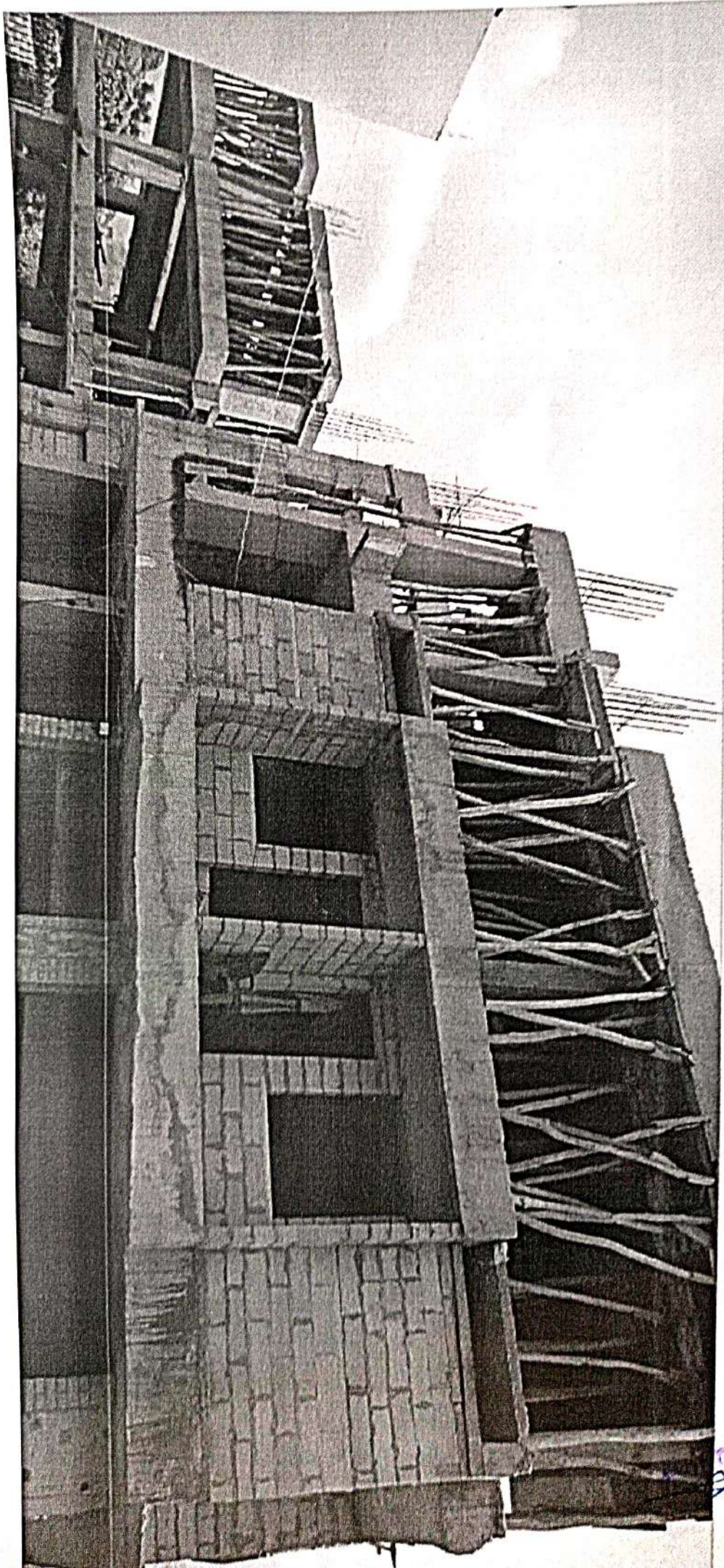
  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

**For Global Green**

  
Partner

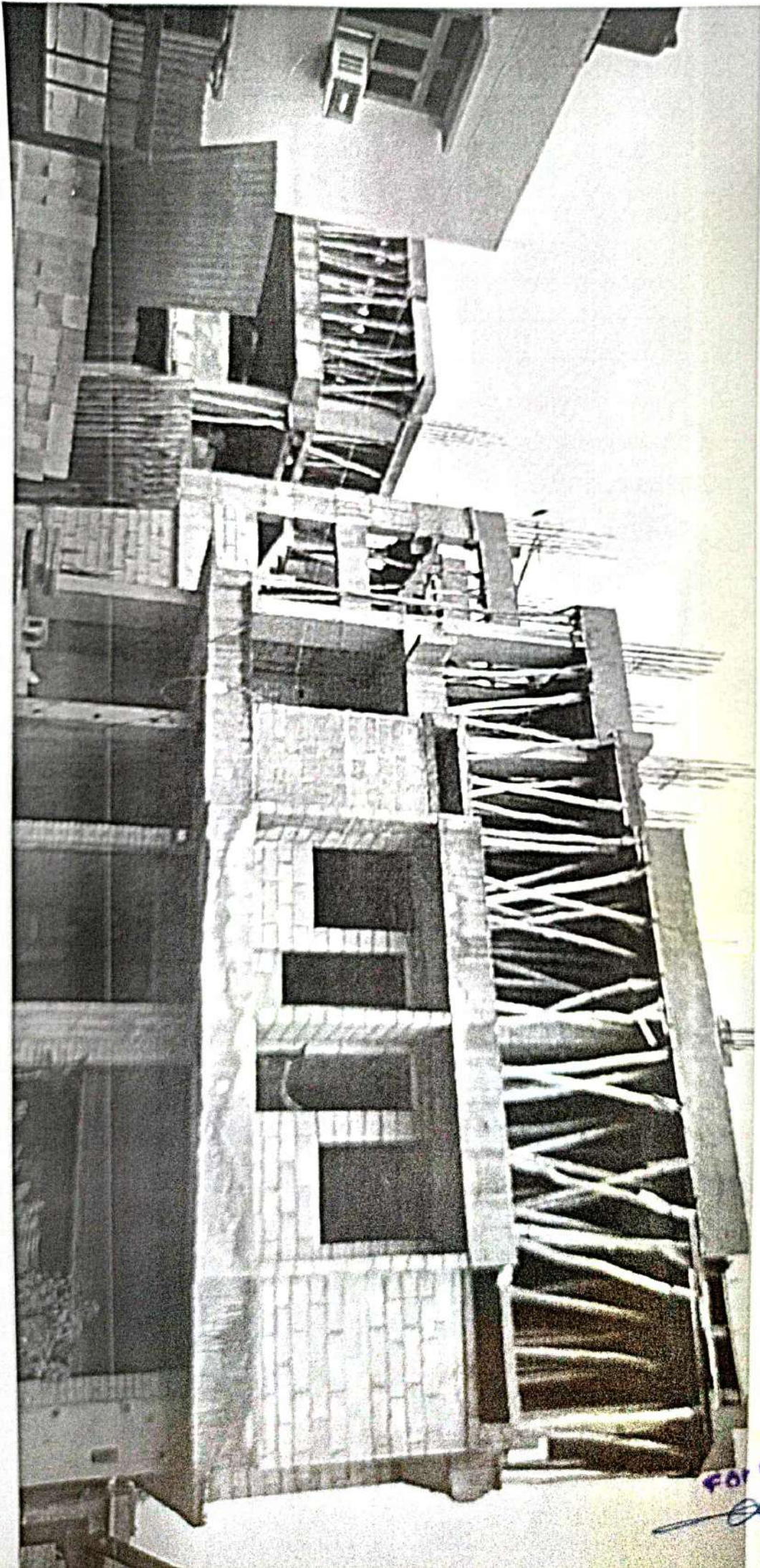
T. A. P. S.

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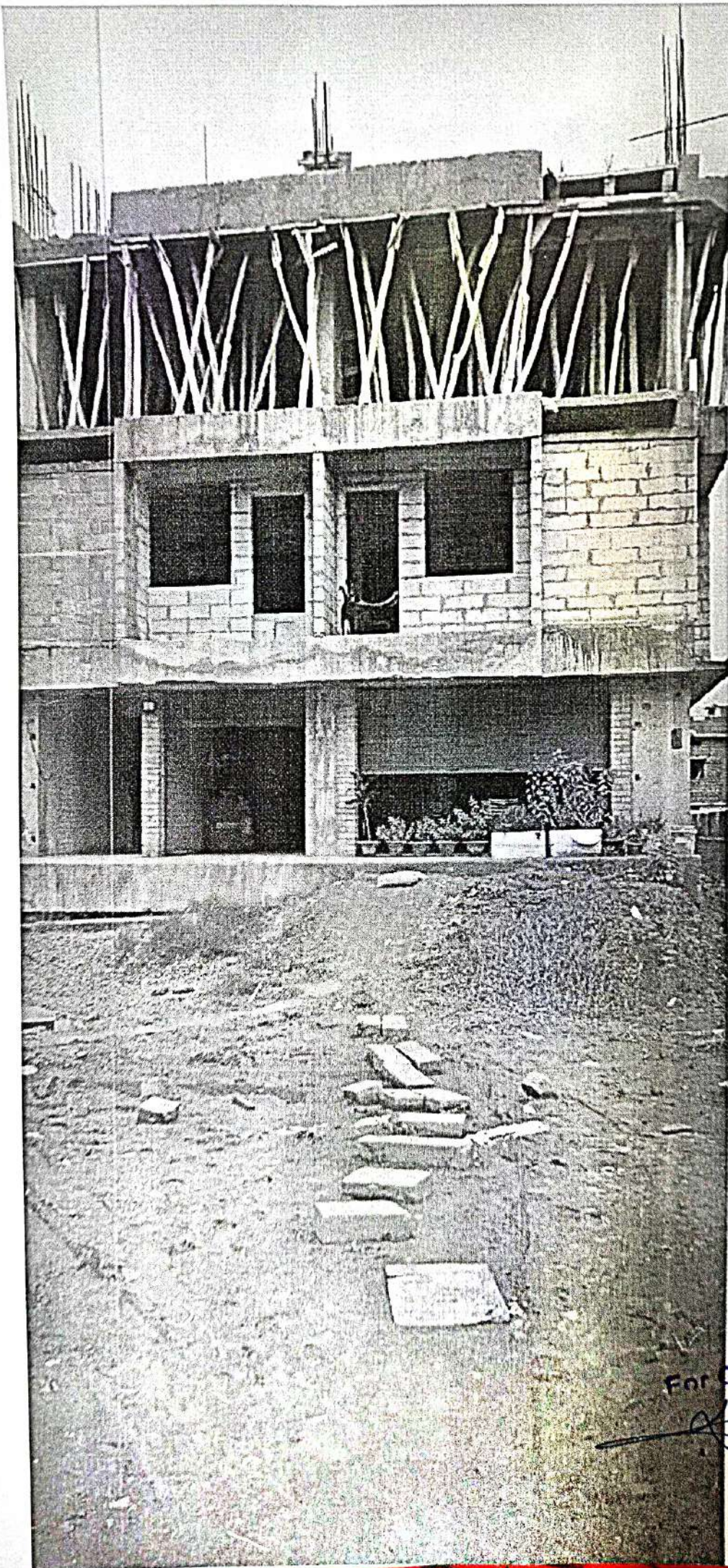
Global Green  
Ruyay Ky  
Partner

162

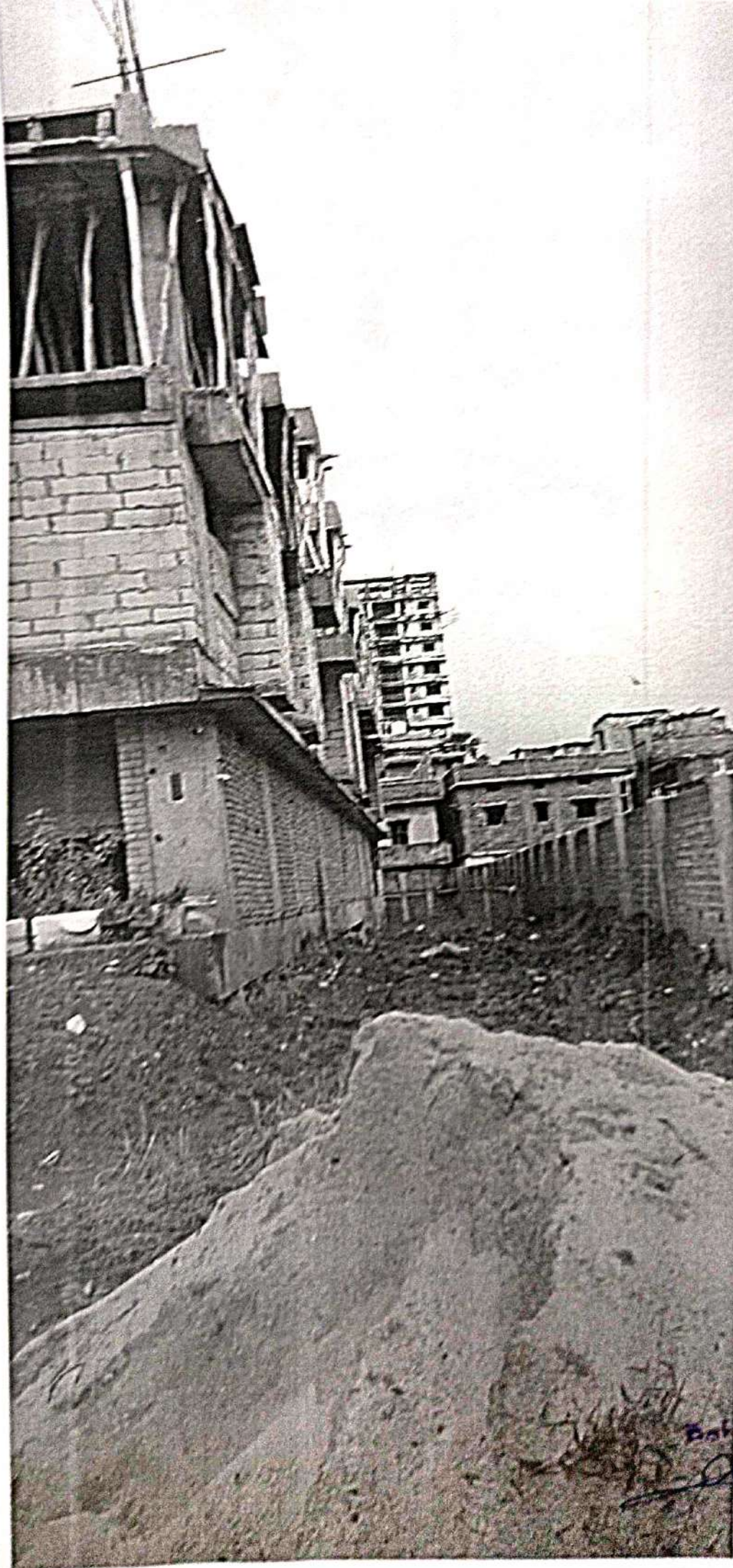


For Global Green  
of Jaykr  
Partner

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For Global Green  
Rajay Kr  
Partner



Bankinbal Green  
Kuyay K.  
Partner



समक्ष,

नोटरी पब्लिक

पटना सदर, पटना

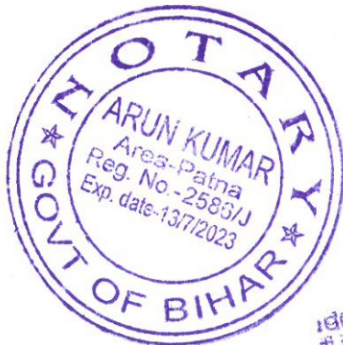
शपथ-पत्र

मैं, शिवा शंकर सिंह पिता का नाम स्व० गिरिजा राय, निवासी  
ग्राम-दयालचक, पो०-बाहपुरा, थाना-मनेर, जिला-पटना का निवासी हूँ  
तथा शपथ पूर्वक निम्नलिखित ब्यान करता हूँ कि:-

यह कि मेरा आधार नं०-8792 1209 4074 पैन नं०-AIWPS4249R  
जमीन एराजी 7250 वर्गफीट, थाना नं०-2, तौजी-बिहार सरकार,  
सोसाईटी प्लॉट नं०-304, वार्ड नं०-14, महल्ला-पाटलीपुत्रा कॉलोनी,  
मौजा-मैनपुरा, सर्वे थाना-फुलवारी वो वर्तमान थाना-पाटलीपुत्रा,  
जिला-पटना है।

2. यह कि मैंने Global Green, Partner धनंजय कुमार के साथ  
उन्नयन एकरारनामा दिनांक 12.07.2021 को एक पंजीकृत दस्तावेज के  
रूप में किया तथा उन्नयन एकरारनामा में वर्णित सभी तथ्यों से वे  
सहमत है।

3. यह कि इस शपथ पत्र में उपरोक्त लिखित सारी बातें मेरी जानकारी मे  
सत्य एवं सही हैं।



Identify the deponent's signature  
by the L.L. who has/have affirmed the  
My Presence

*[Signature]*  
24/7/2021  
Advoca

शपथकर्ता का हस्ताक्षर

*Shiva Shankar Singh*

*Shiva Shankar Singh*  
Deponent's Signature/L.L.

*K.M. Gaudh*  
Identified by...

Advocate, Solemnly affirmed and  
declared before me.

*24/7/2021*

ARUN KUMAR  
NOTARY, PATNA

No. 588 Date 24/07/2021

|                            |
|----------------------------|
| IT 0000446818              |
| <b>GOVERNMENT OF BIHAR</b> |
| <b>e-Court Fee</b>         |



|                                     |                                     |
|-------------------------------------|-------------------------------------|
| DATE & TIME :                       | 20-JUL-2021 14:48:46                |
| NAMES OF THE ACC/ REGISTERED USER : | SREI INFRASTRUCTURE FINANCE LIMITED |
| LOCATION :                          | CIVIL COURT PATNA                   |
| e-COURT RECEIPT NO :                | BRCT2015G2146O304                   |
| e-COURT FEE AMOUNT :                | ₹ 95                                |
|                                     | ( Rupees Ninety-Five Only)          |



BRCT2015G2146O304



Statutory Alert : The authenticity of this e-Court fee receipt should be verified at [www.shcilestamp.com](http://www.shcilestamp.com). Any discrepancy in the details on this receipt and as available on the website renders it invalid. In case of any discrepancy please inform the Competent Authority. This receipt is valid only after verification & locking by the Court Official.