

सेवा में,

अध्यक्ष महाद्वय.

रिचल ह्यूट रेगुलैरी ऑथोरिटी
बिहार, परना

विषय:— निर्देशानुसार परना मेट्रोपॉलिटन ऑथोरिटी के
नक्शा पुनर्स्थापन हेतु जमा करने के संबंध में।

महाशय,

आपके निर्देशानुसार मैंने दिनांक 04/10/2021 को
नक्शा के पुनर्स्थापन हेतु जमा कर दिया है।

अब आपसे अनुरोध है कि मेरे नक्शा
की समयावधि बढ़ाने का आदेश दें।

समयावधि बढ़ाने हेतु आपके निर्देश के
पालन हेतु हम सभी तैयार हैं।

आपका

अनीश कुमार

ASHA CONSTRUCTIONS PVT. LTD.

Avin Kumar

Director 21/10/21

Email: ashaconstructions@hotmail.com

M.No. 9234255731

संलग्नक: ① की निवेदन की छापा प्रती

② निवेदन संख्या BRERAPOO44-2-792/2019

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH / 6TH 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 : BRERAP00414-2/852/R.-7.7.2/2019
Project Name : Asha Excell Tower (Ongoing Project)
Project Address : Kanauzi, Kauchara, Sampatchak, Patna (Khesra/Plot No 443, Khata No 70, Thana No 111, Mauza- Sheikhpura), Sub division/District : Patna.

1. Company Asha Constructions Pvt. Ltd. having its registered office at M.I.G-51 Hanuman Nagar, Kankarbagh, Patna-800001
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 (ICICI Bank, Branch Name- Kidwaipuri Branch, Patna, Account No. 431705000169, IFSC Code : ICIC0004317) 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;
 - d. The registration shall be valid for a period of 04 years 09 Months commencing from 21/10/2019 And ending with 2021/07/24 (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: 21/10/2019
Place: Patna

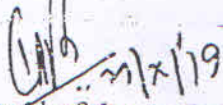
Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

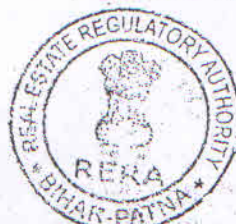
(Signature) 21/10/19



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 01 Year 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.


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Memo NO-RERA/PRO-REG-852/2019/126

Dated 21-10-2019

Copy to: Chairman RERA/ Members RERA/ Asha Constructions Pvt. Ltd

Copy to: Branch Manager ICICI Bank, Kidwaipuri Branch, Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Typed By Devendra Kumar
18.10.19

Checked By S. S. S. S.
18-10-2019

Rechecked By [Signature]
18.10.19

4/10/2021

सेवा में,

प्रभारी निर्देशक
पटना मेट्रोपोलिटन अफ़ीस
पटना

विषय:- रैरा (RERA) द्वारा निर्देशित मामले का आपके
कार्यालय द्वारा पुनर्स्थापन करने के संबंध में।

महोदय,

उपरोक्त विषय के संदर्भ में हम नम्रता पूर्वक
की प्रति एवं रैरा द्वारा निर्बंधन की प्रति जमा
कर रहा हूँ।

कृपया मामले को पुनर्स्थापित किया जाए।
इसके लिए हम सभी आपसे सहा आभारी रहेंगे।

आपका

Kamni Sinha

Manju Singh

माधुरी सिन्हा

Vikash
04.10.2021

Anish Kumar
Promoter's Signature/L.T.

Notified By:
Advocate, Solemnly affirmed and
declared before me

NAVEEN KUMAR
NOTARY



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**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Anish Kumar Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

I, Anish Kumar Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter have / has a legal title to the land on which the development of the project is proposed

OR

Anish Kumar have/has a legal title to the land on which the development of the proposed project is to be carried out

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

OR

That, details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.



3. That the time period within which the project shall be completed by me/Promoter is 24.07.2022
4. That, seventy per cent of the amounts realized by me/Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



ASHA CONSTRUCTIONS PVT. LTD.

[Signature]
Director
Deponent

Verification

I the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have

not concealed any material facts.

Verified on this day of.....

Deponent

ASHA CONSTRUCTIONS PVT. LTD.

Avin Kumar
Director

Identify the deponent who
signed/put L.T.I in my Presence

[Signature]
Advocate





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[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Anish Kumar Promoter of the proposed
project / duly authorized by the promoter of the proposed project, vide
its/his/their authorization dated _____;

I, Anish Kumar Promoter of the proposed project / duly authorized by the
promoter of the proposed project, do hereby solemnly declare, undertake
and state as under:

1. That, I / Promoter have / has a legal title to the land on which the
development of the project is proposed

OR

Anish Kumar have/has a legal title to the land on which the development of
the proposed project is to be carried out

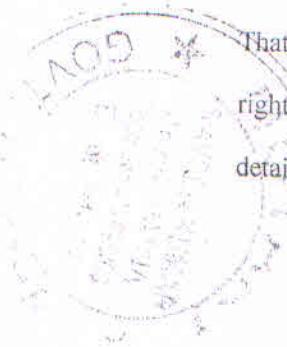
AND

A legally valid authentication of title of such land along with an
authenticated copy of the agreement between such owner and promoter for
development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

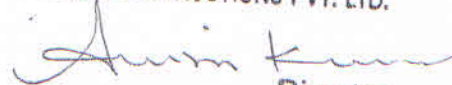
OR

That, details of encumbrances _____ including details of any
rights, title, interest or name of any party in or over such land, along with
details.



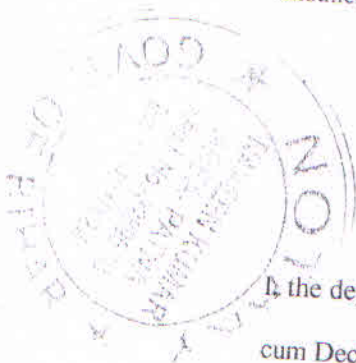
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3. That the time period within which the project shall be completed by me/Promoter is 24.07.2022
 4. That, seventy per cent of the amounts realized by me/Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
 5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
 6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
 7. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
 8. That, I / promoter shall take all the pending approvals on time from the competent authorities.
 9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

ASHA CONSTRUCTIONS PVT. LTD.


Director
Deponent

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have



not concealed any material facts.

Verified on this day of.....

Deponent

ASHA CONSTRUCTIONS PVT. LTD.

Avin Kumar
Director

Identify the deponent who
signed/put L T in presence

[Signature]
8/11/21



FORM 'E'

[SEE RULE 7(1)]

APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

From:

ANISH KUMAR

Asha Constructions Pvt. Ltd.

Asha Excell Tower Project

Kanauzi, Kachuara, Sampatchak, Patna

To

Chairman

The Real Estate Regulatory Authority

4th/6th floor, Bihar State Building Constructions Corporation Limited
Complex, Shastri Nagar, Patna 800023

We hereby apply for extension of registration of the following project:

ASHA EXCELL TOWER(Khesra/Plot No. 443, Khata No. 70, Thana No. 111, Mauza -
Sheikhpura, Distt. Patna.Registered with the Authority vide project registration certificate
bearing No. **BRERAP00414-852/R-792/2019** which expires on
24/07/2021 As required IWe submit the following documents and
information, namely:-

1. A demand Draft No..... / dated.....
for rupees..... in favour of drawn bank
as extension fee as provided under sub- rule (2) of rule 7

2. Authenticated Plan of the project showing the stage of development works undertaken till date;
3. Explanatory note regarding the state of development works in the project and reason for not completing the development works in the project within the period declared in the declaration submitted in Form 'B' at the time of making application for the registration of the project
4. Authenticated copy of the permission/approval from the competent authority which is valid for a period which is longer than the proposed term of extension of the registration sought from the Authority;
5. The original project registration certificate; and
6. Any other information as may be specified

Place:

Dated:

ASHA CONSTRUCTIONS PVT. LTD.


Director

Yours faithfully,

Signature and seal of the applicant(s)