



Abhinav Awas Pvt. Ltd.

Gola Road, Behind of State Bank of India,
Near Gyan Gurukul School, P.S. Rupaspur,
Danapur, patna - 801503 (Bihar)

Ref. सेवा में,

Date 25/10/2021

प्राधिकृत पदाधिकारी,
भू-सम्पदा विनियामक प्राधिकरण,
बिहार, पटना

विषय :- Project – “Geeta Enclave” Ghurdaur Road, Danapur का निर्माण कार्य पूर्ण करने का Time Extension करने के संबंध में।

महाशय,

उपर्युक्त विषय के संबंध में कहना है कि Project – “Geeta Enclave” Danapur, (Rera Registration No-BRARAP00143-2/731/R-551/2019) जिसका निर्माण कार्य पूर्ण करने का समय अवधि दिनांक-10.10.2021 तक दिया गया था परन्तु उक्त प्रोजेक्ट का निर्माण कार्य 75% पूर्ण कर लिया गया है, शेष निर्माण कार्य को पूर्ण करने हेतु दिनांक-05.10.2022 तक समय अवधि विस्तार की आवश्यकता है।

प्रोजेक्ट का निर्माण कार्य में विलम्ब होने का कारण :-

कोविड 19 माहमारी के कारण लॉकडाउन की अवधि में निर्माण कार्य बन्द रहा तथा मजदूरों का घोर अभाव रहा। वर्तमान समय में बालू की किल्लत भी निर्माण कार्य के विलम्ब का कारण रहा।

शेष किये जाने वाले कार्य ससमय पूर्ण कर लिया जाएगा।

1. बाहरी प्लास्टर कार्य जारी है।।
2. बाहरी पेन्टिंग कार्य ।
3. आन्तरिक आंशिक प्लास्टर कार्य ।
4. आन्तरिक पेन्टिंग कार्य
5. लिफ्ट फीटींग
6. जेनरेटर
7. इत्यादि

Abhinav Awas Pvt. Ltd.

Pranish Kumar
Managing Director

ID - AAFCA7656J

password - 453029123

FORM 'E'

[See rule 6(1)]

APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

From :

Pravin Kumar

Abhinav Awas Pvt. Ltd.

House of BN Das, ESI Colony, Abbed Koy Path, Patna

To

The Real Estate Regulatory Authority (Name of Place)

Patna, Bihar.

Sir,

[I/We] hereby apply for extension of registration of the following project :

GEE TA ENCLAVE, Rustampur, Gihundara Road, Patna.

registered with the Authority vide project registration certificate bearing No. BRERAP00143-2/731/R-551/2019 which expires on 10/10/2021 (dd/mm/yy).

As required [I/We] submit the following documents and information, namely :-

- (i) A demand Draft No./Bankers Cheque No. ^{UTR NO. SBIN521281571041} Dated 08/10/2021 (dd/mm/yy) for rupees ^{One Lac.} in favour of ^{PRA. BZHAR} drawn on ^{PNB, Purnachak, Patna} bank as extension fee as provided under sub-rule(2) of rule 6 or through online payment as the case may be ^{SBIN521281571041} (give details of online payment such as date paid, transaction no. etc.);
- (ii) Authenticated Plan of the project showing the stage of development works undertaken till date;
- (iii) 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. ^{Gesta Enclave (Due to Lockdown & Covid-19, etc.)}
- (iv) 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;
- (v) The authenticated copy of the project registration certificate; and
- (vi) Any other information as may be specified by regulations.

Date :/...../.....(dd/mm/yy)

Place : ^{Patna}

Gesta Enclave Abhinav Awas Pvt. Ltd.
Pravin Kumar

Your's faithfully
Managing Director

Signature and seal of the applicant(s)

No. 3206
Date 05/10/2021



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[See rule 3(4)]

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

Affidavit-cum-Declaration

Affidavit cum Declaration of

✓ Mr./Ms. Pravin Kumar (Abhinav Awas Pvt. Ltd) [promoter
of the project/duly authorized by the promoter of the project, vide
its/his/their authorisation dated 28 / 11 / 2016 (dd/mm/yy);
I, Pravin Kumar (Abhinav Awas Pvt. Ltd). Project - Greta Enclave
promoter of the project/duly authorised by the promoter of the
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
I [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 detail of encumbrances
including details of any rights, title, interest, dues, litigation and
name of any party in or over such land.
3. That the time period within which the project shall be completed
by [me/the promoter] is 05/10/2022
4. That seventy percent of the amounts realised by [me / the
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.



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IT 0000223631

GOVERNMENT OF BIHAR
e-Court Fee



DATE & TIME :

30-JUN-2021 16:10:35

NAMES OF THE ACC/ REGISTERED USER :

SREI INFRASTRUCTURE FINANCE LIMITED

LOCATION :

Civil Court Danapur

e-COURT RECEIPT NO :

BRCT3046F2131P219

e-COURT FEE AMOUNT :

₹ 95

(Rupees Ninety-Five Only)



BRCT3046F2131P219

Statutory Alert : The authenticity of this e-Court fee receipt should be verified at 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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by [me/the promoter] 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/the 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I/the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Geeta Enclave Abhinav Awas Pvt. Ltd.
Pravin Kumar

Deponent **Managing Director**

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Date 5.10.2021 (dd/mm/yy)

Place Danapur

Geeta Enclave Abhinav Awas Pvt. Ltd.
Pravin Kumar

Deponent **Managing Director**

Sri/Smt. Pravin Kumar
who is identified by Sri. K.C. Verma
Advocate solemnly affirmed and
declared before me

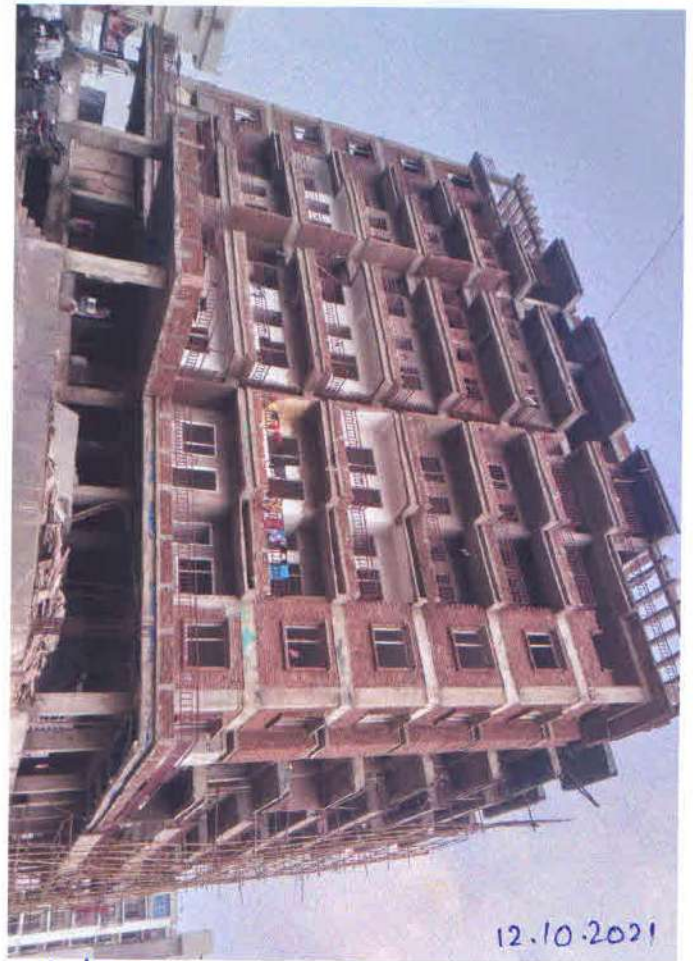
S. Kumar
Notary Public Danapur, Bihar

I certify the deponent who Has
Signed/I T.I. in my Presence

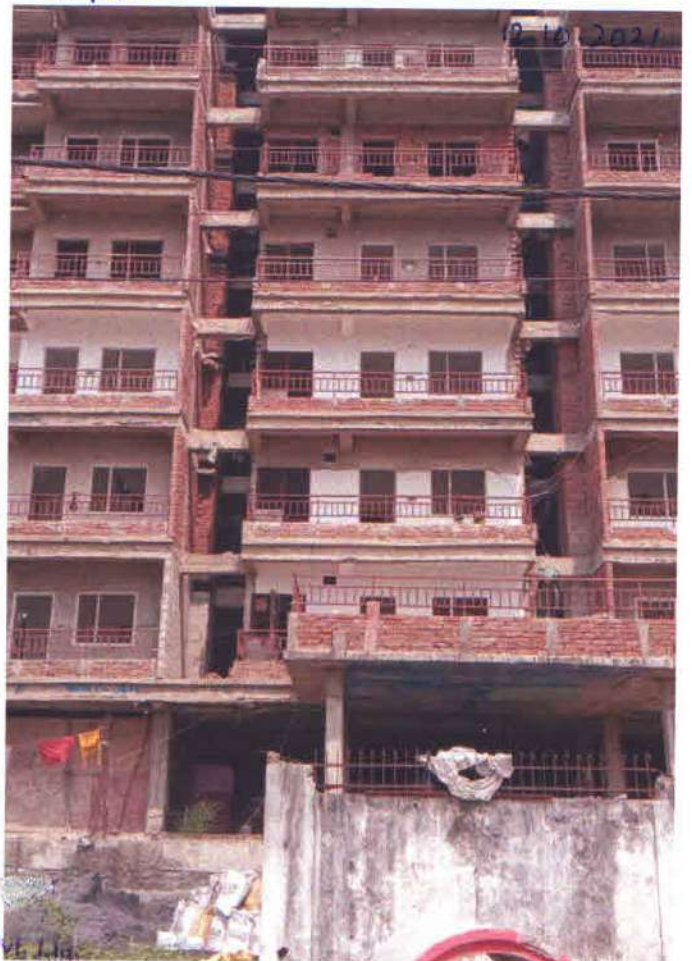
Bishadabarna
Advocate (Adv.)
8.10.2021

Date - 12/10/2021

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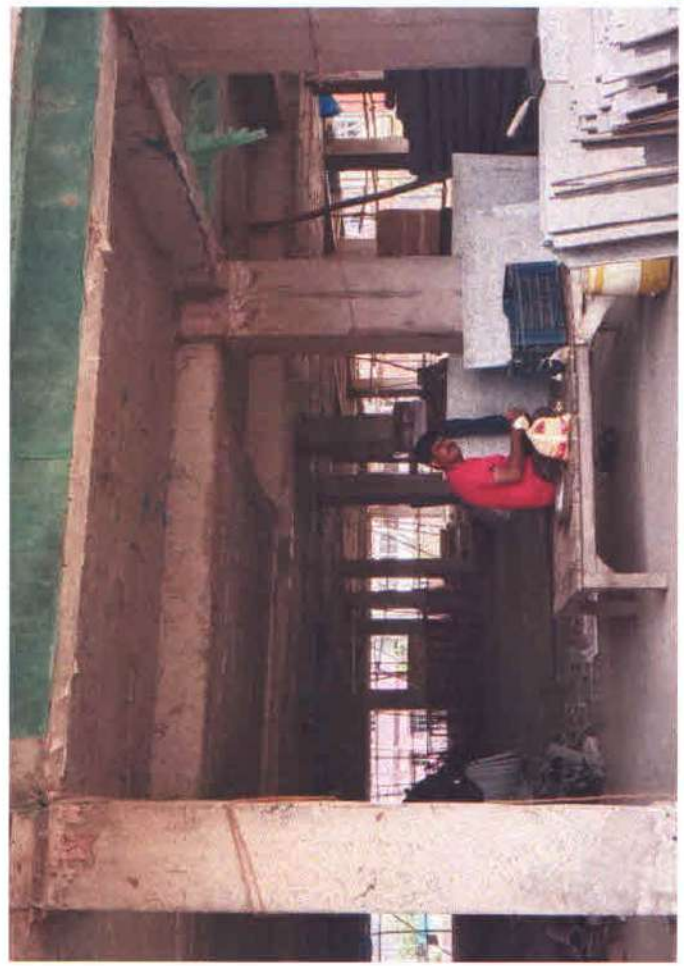
Date - 12/10/2021



Geeta Enclave

Abhinav Awas Pvt. Ltd.

Pramit Kumar



Goeta Enclave (Informal Photo)

Ashish Kumar Singh
Aashish Kumar Singh
Pravin Kumar

Branch
Date 08/10/2021
Received ₹
From
For remittance of NEFT/RTGS by way of
(i) Transfer (only NEFT), (ii) Cash (only
NEFT), (iii) Cheque (NEFT/RTGS) using
cheque No. 504616
favouring REAL ESTATE REGULA-
TORY AUTHORITY, BIHAR
A/c No. 2968000101053609
IFSC Code PUNB0296800
Beneficiary Bank & Branch P.N.B
PUNAICHAH, PATNA
Amount ₹ 1,00,000.00
Bank's Charges ₹ 4.72
Total ₹ 1,00,004.72
(Rupees Only)
For office Use, ...
UTR No. PN 591287571041 Branch Manager



M.K. & ASSOCIATES
— designing future —

ARCHITECTS, ENGINEERS, INTERIOR & LANDSCAPE DESIGNERS

Ref.No.- MKA/NPDN/107/2021-22

Date:-21.10.2021

TO WHOMSOEVER IT MAY CONCERN

I, hereby certify that the construction of the Building, **GEETA ENCLAVE**, At.- Ghurdaur Road, Danapur, Patna in the respect of Plot No. - **611 & 532**, khata no. - **229 & 201**, Thana no. - 17, Mauza- Rustampur, Shahpur Sikandarpur, Thana- Danapur, Tauzi - Bihar Sarkar, Distt.- Patna of Nagar Parishad Danapur Nizamat, planning Area under urban planning authority, supervised by me and has been 75% completed by the date-21.10.2021 according to sanctioned plan and provisions. Remaining works are as follows-

1. External plaster,
2. Internal electrical & plumbing fittings.

Manoj Kumar
(Architect)

Manoj Kumar
(Architect)

Danapur Regd. No.
10/Arch/2015/NPDN

नगर परिषद् दानापुर निजामत

तकियापर, दीघा, दानापुर

Email- nagarparishaddanapur@gmail.com

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आदेश

मेसर्स अभिनव आवास प्रा0 लि0, मैनेजिंग डाइरेक्ट-श्री प्रवीण कुमार द्वारा प्लान केस नम्बर 57/18-19 दिनांक 24.08.2021 को अवधि विस्तार हेतु आवेदन प्राप्त हुआ है। तकनीकी कोषांग नगर परिषद् दानापुर निजामत के नगर अमीन एवं कनीय अभियंता के द्वारा तकनीकी जाँचोपरान्त प्लान केस नम्बर 57/18-19 दिनांक 22.05.2018 का अवधि विस्तार हेतु अनुशंसा की गई है।

बिहार भवन उपविधि, 2014 की धारा 09 के तहत अगले दो वर्ष के लिए प्लान केस नम्बर 57/18-19 दिनांक 22.05.2018 का अवधि विस्तार किया जाता है। जिसकी वैधता 21.05.2023 तक मान्य होगी, नक्शा के विवरण निम्न प्रकार है :-

- | | | |
|-------------------------|---|-------------------|
| 1. मौजा | - | सिकन्दरपुर |
| 2. थाना नम्बर | - | 17 |
| 3. खाता नं0 | - | 201, 229 |
| 4. प्लॉट नं0 | - | 532(P) एवं 611(P) |
| 5. तौजी नं0- | - | 5854 एवं 5855 |
| 6. निर्माण का क्षेत्रफल | - | 6259.30 वर्ग मीटर |
| 7. प्लॉर की सं0 | - | B+G+7 |
| 8. भवन की ऊँचाई | - | 23.99 मी0 |

हस्ताक्षर

नगर कार्यपालक पदाधिकारी,
नगर परिषद् दानापुर निजामत

ज्ञापांक...23.9.8...../दिनांक...25/9/21.....

- प्रतिलिपि:-1. मेसर्स अभिनव आवास प्रा0 लि0, मैनेजिंग डाइरेक्टर-श्री प्रवीण कुमार, पिता-श्री बद्रीनाथ दास, पता-गोला रोड, थाना-रूपसपुर, दानापुर, पटना को पुनः विधिमान्य नक्शा की प्रतियों के साथ सूचनार्थ प्रेषित।
2. श्री मनोज कुमार, निर्बंधित वास्तुविद एवं श्री विजय कुमार, निर्बंधित संरचना अभियंता, नगर परिषद् दानापुर निजामत को सूचनार्थ प्रेषित। निदेश दिया जाता है कि बिहार भवन उपविधि, 2014 में किए गये प्रावधानों एवं सुसंगत धाराओं के आलोक में आप अपनी जिम्मेवारी एवं जवाबदेही का निर्वहन सुनिश्चित करेंगे।

Geeta Enclave Abhinav Awas Pvt. Ltd

Pravin Kumar
Managing Director

नगर कार्यपालक पदाधिकारी,
नगर परिषद् दानापुर निजामत

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AREA STATEMENT

TOTAL PLOT AREA = 2504.90 SQM
LEFT AREA FOR MASTER PLAN ROAD = 283.86 SQM
NET PLOT AREA = 2221.04 SQM
FAR CALCULATION ON = 2504.90 SQM

BASEMENT FLOOR B/U AREA = 09.74 SQM
GROUND FLOOR B/U AREA = 44.42 SQM
1ST FLOOR B/U AREA = 955.43 SQM
2ND FLOOR B/U AREA = 955.43 SQM
3RD FLOOR B/U AREA = 955.43 SQM
4TH FLOOR B/U AREA = 955.43 SQM
5TH FLOOR B/U AREA = 955.43 SQM
6TH FLOOR B/U AREA = 955.43 SQM
7TH FLOOR B/U AREA = 472.30 SQM

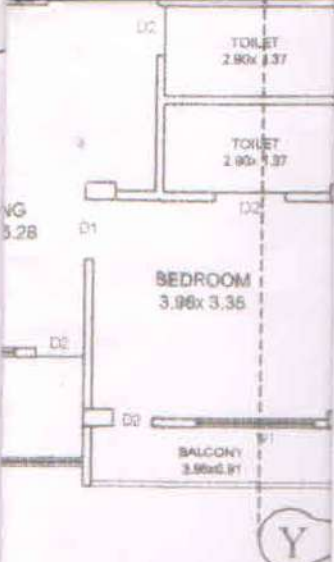
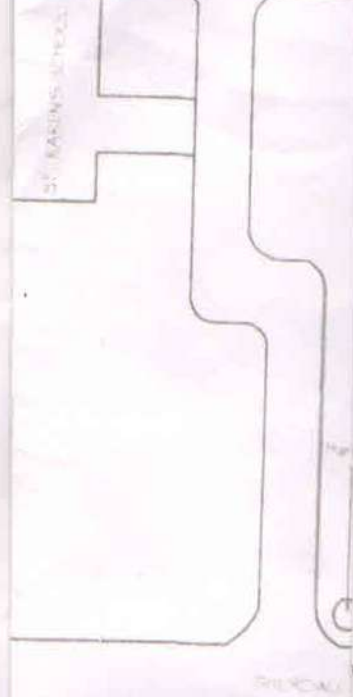
TOTAL FLOOR B/U AREA = 6259.04 SQM

FAR = 2.498

PROPOSED RESIDENTIAL BUILDING OF
M/S ABHINAV AWAS PVT. LTD.

Managing Director - SRI PRAVIN
KUMAR, S/O SRI BADRI NATH DAS

GOLA ROAD



Geeta Enclave Abhinav Awas Pvt. Ltd.
Pravin Kumar

Managing Director

Building Plan No. 57/18-19

निम्नांकित शर्तों के साथ तकनीकी प्लान / अभियान की अंतिम रूप
के आधार पर भवन मानचित्र की स्वीकृति दी जायेगी है।
सरकारी या किसी दुसरे के जमीन का अधिकार
करना होगा तथा पथ एवं सड़क के लिए नि
उपविधि 2014 के अनुसार अपनी जमीन
होगा। भवन भू-कम्परोबी बनाना होगा तथा
भवन से सरकारी नाला तक जल निकासी हो
खर्च से जाली निर्माण करना होगा।

बरसाती पानी नाली के लिए भूतल पर व्यवस्था
होगा। भवन भू-खण्ड विवादित रहने की स्थिति
भवन मानचित्र स्वतः रद्द समझा जायेगा एवं त
खड़े किये गये बनावट अदेय माना जायेगा।
मानचित्र की स्वीकृति केवल तीन वर्ष के लिए
होगी। भवन में आवासित होने के पूर्व Comp
अनिवार्य होगा।

Nagar Parishad Danapur Nizam
Nizam

Revalidated
21/05/2023

नक्सल की वैधता
दिनांक 21/05/2023
तक मान्य होगी।
नगर पंचायत, दानापुर निजामत

नगर कार्यपालक पदाधिकारी
नगर परिषद, दानापुर निजामत
21/05/18

Pravin Kumar

SPECIFICATION

1. R.C.C UNDER REMMED PILE FOUNDATION AS PER DETAIL GIVEN IN THIS DRAWING.
2. 1ST CLASS BRICK WORK IN CEMENT MORTER(1:6) IN SUPER STRUCTURE.
3. HEIGHT OF PLINTH FLOOR AREA SHOWN IN SECTION.
4. 0.03 I.P.S. FLOORING OVER 0.75 DRY REMMED KHOA OVER FLAT BRICK SOLING OVER LOCAL SAND FILLING.
5. 0.050 TH D.P.C. ON P.L. ALL ROUND THE BUILDING.
6. 0.110 TH LIME CONCRETE OVER 0.100TH R.C.C. SLAB.
7. 0.15TH R.C.C. BAND AT DOORS & WINDOWS OPENINGS.
8. 0.12 CEMENT PLASTER ON BOTH SIDE OF WALL.
9. WHITE & COLOUR WASH AS PER CHOICE.

SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH	SILL	HEIGHT
	1.06	0.90	2.13
D1	0.91	0.90	2.13
D2	0.76	0.90	2.13

Geeta Enclave Abhinav Awas Pvt. Ltd.

Pravin Kumar

Managing Director

Building Plan No. 57/18-19

निम्नांकित शर्तों के साथ तकनीकी पदों/अभियन्ता की अनुमति के आधार पर भवन मानचित्र की स्वीकृति दी जाती है।

सरकारी या किसी दूसरे के जमीन का अतिक्रमण नहीं करना होगा तथा पथ एवं सड़क के लिए बिहार मानचित्र अधिनियम 2014 के अनुसार अपनी जमीन छोड़ना होगा। भवन भू-कम्पलीटो बनाना होगा तथा भवन भवन से सरकारी नाला तक जात निकासी हेतु अपने रुकें में नाली निर्माण करना होगा।

बरसाती पानी नाली के लिए भवन पर व्यवस्था करना होगा। भवन भू-खण्ड निर्धारित रहने को ध्यान में रखते हुए भवन मानचित्र स्वतः स्वयं समझ जायेगा एवं तत्पश्चात् खड़े किये गये बगवट अद्वैत भाग में जायेगा। भवन मानचित्र की स्वीकृति केवल तीन वर्ष के लिए मान्य होगी। भवन में आवासित होने के पुरे Completion Certificate/Occupancy Certificate लेना अनिवार्य होगा।

Pravin Kumar

214211
निर्माण-2014

Pravin
20/04/18
J. E.

gar Parishad Danapur Nizamat Nagar Parishad Dariapur Nizamat

Pravin
20/04/18
A. E.

Pravin
21/09/21
J. E.

gar Parishad Danapur Nizamat

Revalidated
नगर कार्यपालक पदाधिकारी
दिनांक 21/05/2023
तक मान्य होगा।

नगर कार्यपालक पदाधिकारी
नगर परिषद, दानापुर निजामत

नगर कार्यपालक पदाधिकारी
नगर परिषद, दानापुर निजामत
22/5/18

III

SPECIFICATION

1. R.C.C UNDER REMMED PILE FOUNDATION AS PER DETAIL GIVEN IN THIS DRAWING.
2. 1ST CLASS BRICK WORK IN CEMENT MORTER (1:6) IN SUPER STRUCTURE.
3. HEIGHT OF PLINTH FLOOR AREA SHOWN IN SECTION.
4. 0.03 I.P.S. FLOORING OVER 0.75 DRY RIMMED KHQA OVER FLAT BRICK SOLING OVER LOCAL SAND FILLING.
5. 0.050 TH D.P.C. ON P.L. ALL ROUND THE BUILDING.
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8. 0.12 CEMENT PLASTER ON BOTH SIDE OF WALL.
9. WHITE & COLOUR WASH AS PER CHOICE.

SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH	SILL	HEIGHT
	1.06	0.00	2.13
	0.91	0.00	2.11

Geeta Enclave Abhinav Awas Pvt. Ltd.
Pravin Kumar
Managing Director

Building Plan No.....57/18-19

निम्नांकित शर्तों के साथ तकनीकी पदा. / अभियन्ता की अनुमति के आधार पर भवन मानचित्र की स्वीकृति दी जाती है। सरकारी या किसी दुसरे के जमीन का अतिक्रमण नहीं करना होगा तथा पथ एवं सड़क के लिए बिहार भवन उपविधि 2014 के अनुसार अपनी जमीन छोड़ना होगा। भवन भू-कम्परोधी बनाना होगा तथा अपने भवन से सरकारी नाला तक जल निकासी हेतु अपने खर्च से नाली निर्माण करना होगा।

बरसाती पानी नाली के लिए भुगतन पर व्यवस्था करना होगा। भवन भू-खण्ड निवासेत रहने का होगा। भवन मानचित्र स्था स्वरूप समझा जायेगा एवं उसपर खड़े किये गये कगारट अर्था माफे रहेगा। भवन मानचित्र की स्वीकृति केवल तीन वर्ष के लिए मात्र होगी। भवन में अधासित होने के पुरा Completion Certificate/ Occupancy Certificate बना अनिवार्य होगा।

नगर कार्यपालक नगरपाली
नगर परिषद दानापुर निजामत
22/05/23

Ramu
30/04/23
J.E.

Nagar Parishad Danapur Nizamat
Nagar Parishad Danapur Nizamat

21/05/23

Revalidated
21/05/2023

21/05/23
J.E.
नगर कार्यपालक नगरपाली
नगर परिषद दानापुर निजामत

CIFICATION

1. UNDER REMMED PILE FOUNDATION AS PER DETAIL GIVEN IN THIS DRAWING.
 2. 1ST CLASS BRICK WORK IN CEMENT MORTAR (1:6) IN SUPER STRUCTURE.
 3. HEIGHT OF PLINTH FLOOR AREA SHOWN IN SECTION.
 4. 0.03 LP & FLOORING OVER 0.75 DRY REMMED KNOA OVER PLAT BRICK SOLING OVER LOCAL SAND FILLING.
 5. 0.050 TH D.P.C. ON P.L. ALL ROUND THE BUILDING.
 6. 0.110 TH LIME CONCRETE OVER 0.100TH R.C.C. SLAB.
 7. 0.15TH R.C.C. BAND AT DOORS & WINDOWS OPENINGS.
 8. 0.12 CEMENT PLASTER ON BOTH SIDE OF WALL.
 9. WHITE & COLOUR WASH AS PER CHOICE.
- SCHEDULE OF DOORS & WINDOWS**

TYPE	WIDTH	SILL	HEIGHT
	1.06	0.00	2.13
D1	0.91	0.00	2.13
D2	0.76	0.00	2.13
W1	1.37	0.76	1.53
W2	0.90	0.90	1.53
W3	0.60	1.53	1.22

PROPOSED RESIDENTIAL BUILDING OF



Geeta Enclave Abhinav Awas Pvt. Ltd.

Pravin Kumar
Managing Director

Building Plan No.

57/18-19

निम्नांकित शर्तों के साथ तकनीकी पटल/अनियन्ता की योजना के आधार पर भवन मानचित्र की स्वीकृति दी जाती है।

सरकारी या किसी दूसरे के जमीन का अतिक्रमण नहीं करना होगा तथा पथ एवं सड़क के लिए बिना बाध उपविधि 2014 के अनुसार अपनी जमीन छोड़ना होगा। भवन भू-कपासोली बनाना होगा तथा भवन भवन से सरकारी नाला तक जल निकासी खुद खर्च से नाली निर्माण करना होगा।

बरसाती पानी नाली के लिए भवन पर खतरा न होना होगा। भवन भू-खण्ड निर्माण करने की स्थिति में भवन मानचित्र सतत सड़क समझा जायगा एवं खतरा खड़े किये गये कपासोड अदीक सादा जायगा। भवन मानचित्र का स्वीकृति केवल तीन वर्ष के लिए मान्य होगी। भवन में अवस्थित होने के पूर्व Completion Certificate/Occupancy Certificate प्राप्त अनिवार्य होगा।

A18

30/4/18
A. E.

Shad Danapur Nizam

Revalidated

नक्शा की वैधता 21/05/2023 तक मान्य होगी
नगर परिषद, दानापुर निजामत

21/5/14
नगर परिषद, दानापुर निजामत

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 : BRERAP00143-2/731/R-551/2019

Project Name : Geeta Enclave (New Project)

Project Address : (Sikandarpur-Nasariganj), Gurdarul Road, Patna (Khesra/Plot No- 611(P), 532(P), Khata No 229, 201, Thana No 17, Mauza-Rustampur/Shahpur),

Sub division/District : Danapur, Dist.-Patna.

1. Company Abhinav Awas Pvt. Ltd. having its registered office at House of BN Das, ESI Colony, Ambedkar Path, Bailey Road, Patna-800014
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 (State Bank of India, Branch Name- Gola Road, Patna, Account No. 38033378552, IFSC Code : SBIN0017469 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 02 years 06 Months commencing from 24/4/2019 And ending with 2021/10/10 (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.

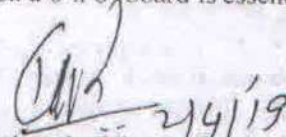
Dated: 24/4/2019
Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



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 02 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.


 Signature and seal of the Authorized Officer
 Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-731/2018./1.5.58

Dated 2-4-2019

Copy to: Chairman RERA/ Members RERA/ Abhinav Awas Pvt. Ltd

Copy to: Branch Manager State Bank of India, Gola Road, Patna


 Signature and seal of the Authorized Officer
 Real Estate Regulatory Authority

Typed By Dev Prakash
02-4-19

Checked By J. P. Singh
2-4-2019

Rechecked By Prakash
24/4/19



फारम-VIII - क
कार्यालय नगर परिषद दानापुर निजामत
भवन की योजना के अनुमोदन
उपविधि संख्या- 8(4)

आप के आवेदन संख्या- 581 तिथि- 25.06.2018 के संदर्भ में

मेसर्स अभिनव आवास प्रा० लि०, मैनेजिंग डाइरेक्टर-श्री प्रवीन कुमार, पिता-श्री बद्रीनाथ दास, पता-गोला रोड, थाना-रूपसपुर, दानापुर, पटना।

- ✓ (क) आवासीय भवन के निर्माण
- (ख) व्यवसायिक भवन के निर्माण
- (ग) भवन के पुनःनिर्माण
- (घ) विद्यमान भवन में परिवर्तन या परिवर्धन
- (ङ) भवन के उपयोग में परिवर्तन

हेतु दानापुर नगर परिषद/नगर निगम/नगर परिषद/नगर पंचायत/महानगर क्षेत्र/बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधिन स्कीम के 5.8!... प्लॉट नं०- 532(P), 611(P), खाता नं०- 201, 229, तौजी नं०- 5854, 5855, थाना नं०- 17, मौजा- सिकन्दरपुर, पता-थाना- दानापुर, जिला- पटना के बाबत निम्नलिखित शर्तों/निर्वधनों के अध्याधीन एतद् द्वारा भवन योजना जिसका प्लान केस नं०-...5.7..../18-19 है, जिसका निर्माण क्षेत्रफल 6259.04 वर्ग मीटर एवं B+G+7 की स्वीकृति दी जाती है:-

- (क) भूमि/भवन का उपयोग अनन्य रूप से आवासीय प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।
- (ख) विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।
- (ग) अनुमोदित योजना में दर्शाया गया 1856.68 वर्ग मीटर का पार्किंग का स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।
- (घ) प्रस्तावित निर्माण वाली भूमि $13.71+6.86+6.86=27.43$ मी० चौड़ाई के अनुमोदित पहुंच मार्ग के माध्यम से सुगम्य होगी।
- (ङ) प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।
- (च) सड़क को मानक चौड़ाई तक और चौड़ी करने के लिए आवेदक, विभिन्न विकास योजना/आयोजन प्राधिकारों/ या बिहार शहरी आयोजन तथा विकास अधिनियम, 2012 के अधीन अधिसूचित किसी योजना स्कीम के अधीन आच्छादित सुसंगत आयोजना प्राधिकार क्षेत्रों के अधिनस्थ नगर परिषद दानापुर आयोजना क्षेत्र में 283.86 वर्ग मीटर चौड़ी भूमि की पट्टी उक्त उपहार के रूप में देगा।
- (छ) अनुमति (अनुज्ञा) जारी किए जाने की तारीख से तीन वर्षों की अवधि के लिए विधिमान्य होगी।
- (ज) इस उपबंध के अधीन दी गई अनुमति को उस भूखंड, जिसके लिए योजना अनुमोदित की गई हो, के अधिकार, हक, हित बाबत साक्ष्य नहीं मानी जाएगी।

ABHINAV AWAS PVT. LTD.
Pravin Kumar
Managing Director

- (झ) योजना के अनुमोदन के पश्चात् भू-अभिलेख के कारण या अधिकार/हक/हित की बाबत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वतः रद्द समझी जायेगी।
- (ज) बिहार भू-सम्पदा (विनियमन और विकास) नियमावली (RERA), 2017 की शर्तों के अधीन राज्य में गठित भू-सम्पदा विनियमन प्राधिकरण से इस परियोजना का निबंधन कराना अनिवार्य होगा।
- (ट) भू-स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों / कागजात के सत्यापन की जिम्मेवारी आवेदक की है। भविष्य में दसमें किसी प्रकार की त्रुटि / हेर-फेर / कपटपूर्ण रचना पाये जाने पर नक्शा अस्वीकृत किये जाने के साथ-आवेदक के विरुद्ध विधि सम्मत कार्रवाई की जायेगी।
- (ठ) भवन का निर्माण स्वीकृत नक्शे के अनुरूप ही किये जायें, भविष्य में किसी भी प्रकार के अनियमितता / विचलन पाये जाने की स्थिति में सम्पूर्ण जवाबदेही आवेदक की होगी एवं विधि सम्मत कार्रवाई के पात्र होंगे।
- (ड) Environmental Protection Act. के तहत बहुमंजिले भवन के निर्माण के दौरान ढक कर निर्माण किया जाना अनिवार्य होगा।
- (ढ) ठोस अपशिष्ट प्रबंधन नियम (Solid Waste Management Rules), 2016 का अनुपालन किया जाय।
- (ण) अफोर्डेबल हाउसिंग एण्ड स्लम रिहैबिलिटेशन एवं रिडेवलपमेन्ट हाउसिंग पॉलिसी, 2017 के अन्तर्गत शेल्टर फण्ड की राशि जमा करने के उपरान्त ही भवन का निर्माण करना होगा।
- (त) अन्य शर्त

बिहार नगर पालिका अधिनियम 2007 एवं बिहार भवन उपविधि 2014 के संघर्ष प्रविधानों का अक्षर से अनुपालन करते हुये भवन निर्माण किया जायेगा।

बिहार भू-सम्पदा (विनियमन और विकास) नियमावली 2017 (RERA) की शर्तों के अधीन राज्य में गठित भू-सम्पदा प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।

हस्ताक्षर

नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत

ज्ञापांक:- 57...../दिनांक:- 22/05/2018

प्रतिलिपि:- मेसर्स अभिनव आवास प्रा० लि०, मैनेजिंग डाइरेक्टर-श्री प्रवीन कुमार, पिता-श्री बद्रीनाथ दास, पता-गोला रोड, थाना-रूपसपुर, दानापुर, पटना को सूचनार्थ प्रेषित।

नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत

22/5/18

ABHINAV AWAS PVT. LTD.
Pravin Kumar
Managing Director

Letter No. 3264/A.

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

From,

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

To,

Ar. Manoj Kumar,
202 - B, Gharaunda Complex,
Jagdeo Path More, Patna-14.

Sub :-

The views regarding proposed fully residential building of above 15 mtr. in height to be constructed at Mauza-Rustampur Shahpur, Dist- Patna.

Patna Dt. 13.09.2017.

Sir,

Please refer to your letter no.- MKA/NPDN/2017-18/05 dt. - 12/07/2017 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+7 (Total B/U area-6259.04 Sqmtr.), fully residential building, shall be constructed on 50 feet wide road belongs to M/S Abhinav Awas Pvt. Ltd., Managing Director- Sri Pravin Kumar, S/O- Sri Badri Nath Das, on having Plot no.- 535 (P) & 611 (P), Khata no.-201 & 229, Tauzi no.- 5854,5855, Thana no.-17 at Mauza - Rustampur Shahpur, 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 :**

- 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.
- The floor area exceeds 750 m^2 shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

- 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).
- The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
- 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 :-**

- 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.
- 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.
- 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.
- The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
- In case of two staircase, one must be on outer wall.
- Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

ABHINAV AWAS PVT. LTD.
Pravin Kumar
Managing Director

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 m^2 .
- 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 40 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,

ABHINAV ADAS PVT. LTD.
Pramin Kumar
Managing Director

Uendra Prasad Singh
(Uendra Prasad Singh)
Fire Officer
Bihar, 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 :**

- 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.
- The floor area exceeds 750 m^2 shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- The interior finish decoration of the building shall be made low flame spread materials conforming I.S specifications
- Provision of ventilation at the crown of the central core-duct of the building shall be provided
- Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity

ii) **Open Space & Approach :**

- 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).
- The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 MT .
- The width and height of the access gates into the premises shall not be less than 4.5 M and 5 M respectively abutting the road

iii) **Stair Case :-**

- 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.
- 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.
- 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 1 M above the surrounding roof area.
- The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to conform the relevant building rules.
- In case of two staircase, one must be on outer wall
- Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach

iv) **LIFT :-**

- 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 m^2 .
- The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.
- 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
- 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
- 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.
- That the basement should be equipped with automatic sprinkler's installation & must have two separate exits.
- 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.
- 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.
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- That electric cables must be shield at each floor with intumescent coating.
- That Fire exit drill be carried out regularly at least twice in a year after occupation.
- That the building must be constructed on at least 40 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.
- That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- 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.
- 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).
- 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

ABHINAV ADAS PVT. LTD.

Pravin Kumar
Managing Director

8/4/18