



ROYAL PREMIUM DEVELOPERS PVT. LTD.

1st. Floor "USHA COMPLEX" KANKARBAGH ROAD, PATNA-800 020
Phone No.- 9264455695, Email:- royalpremiumdevelopers@yahoo.in

Date...8/10/2021.....

Ref.....

To,

The Chairman,

RERA, Patna

SUB: Regarding completion of our Project SAI ARCADE(Reg No-BRERAP00379-4/995/R-764/2019)

Sir,

With due regards our Project **SAI ARCADE(RERA Reg No-BRERAP00379-4/995/R-764/2019)** Completed on 20th September 2021, Project Registration validity date was From 12/09/2019 to 31/12/2022, We have already notified and submitted the Project completion information to PatnaMunicipal corporation through our Architect Ajit Sing on Dated 04/10/2021.

Here we have enclosed the following Documents:-

1. Royal Sai Arcade RERA registration Letter Issued by RERA on 12/09/2019
2. Project (Royal Sai Arcade)completion Letter submitted to P.M.C Through Architect Ajit Singh on 04/10/2021
3. Building external Photos,

Thanks,

PATNA

08/10/2021

Sincerely Yours

Royal Premium Developers Pvt. Ltd

Director

USERID - AACCR3603D
PASSWORD - 377928123



September 30, 2021

archimetrics

DESIGN CONSULTANCY

2nd Floor, PLOT NO - 04,
SHIVSHAMBHU NAGAR, NEAR LADDU GOPAL
SWEETS, ASHIANA DIGHA ROAD, PATNA - 14

Phone: 9939604962

Email: ar.ajitsingh@gmail.com

AR. AJIT SINGH
B. Arch (NIT PATNA)
IIA Reg. no. A18539
Reg. no. CA/2012/56055

Ref no. Arch/Completion certificate/ SALIMPUR AHARA / B+G+4 /Patna/21-22

To
The Municipal Commissioner,
Patna Nagar Nigam,
Patna

Sir,

I hereby certify that the erection of B+G+4 Residential Apartment in the respect of **ROYAL PREMIUM DEVELOPERS PVT. LTD., MD - SRI RAJESH KUMAR GUPTA, S/O - SRI DASRATH KUMAR GUPTA, USHA COMPLEX, MAIN KANKARBAGH ROAD, PO + PS- KANKARBAGH, DIST - PATNA, having MAUZA - SALIMPUR AHARA, PS - GANDHI MAIDAN, WARD NO-02 SURVEY PLOT NO - 383, 386, THANA NO - 05, TOUZI NO-205, DIST - PATNA** of Patna Municipal Corporation planning area under urban planning authority, area covered under development plan notified under Bihar Urban Planning and Development act 2012 within the development plan area of patna supervised by me and has been **completed by the date 20-09-2021** according to the sanctioned plan and provisions of the Bye-Laws.

Implemented of life safety provisions has been compiled as mentioned in bye laws 16(5).

The work has been completed to my best satisfaction, the workmanship and all materials (type and grade) have been used strictly, in accordance with the general and detailed specifications.

I here by also enclose the plan and documents as required under these bye-laws and request to issue the occupancy permission for the said building and permises.

Signature of the technical person

AJIT SINGI

ARCHITECT

PATNA NAGAR NIGA

Signature of the owner (Stamp) Panelment No.:AR-05/

Royal Premium Developers Pvt. Ltd

Rajesh Kumar Singh

Director

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)]

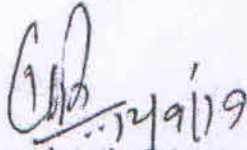
REGISTRATION CERTIFICATE OF PROJECT

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

Project registration number : BRERAP00379-4/995/R-764/2019
Project Name : Sai Arcade (New Project)
Project Address : (Khesra/Plot No- 383, 386, Sheet No. 45, Thana No. 137, Mauza- Moharrampur), Sub division/District : Patna

1. Company Royal Premium Developers Pvt. Ltd. having its registered office at Usha Complex, 1st Floor, Main Road Kankarbagh, Patna-800023
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 (Axis Bank, Branch Name- Kankarbagh, Patna, Account No. 919020036737861, IFSC Code : UTIB0001896) 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 03 years 04 Months commencing from 12/9/2019 And ending with 2022/12/31 (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.

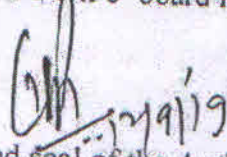
Dated: 12/9/2019
Place: Patna


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 03 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

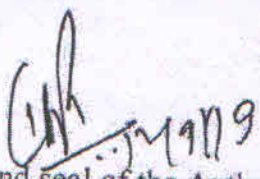


Memo NO-RERA/PRO-REG-995/2019./11.33

Dated 13-9-2019

Copy to: Chairman RERA/ Members RERA/ Royal Premium Developers Pvt. Ltd.

Copy to: Branch Manager Axis Bank, Kankarbagh, Patna

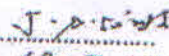

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Typed By.....


12-09-19

Checked By.....


12-9-2019

Rechecked By.....


12/9/2019







SAI ARCADE

07-10-2021





Letter No. 3866

OFFICE OF THE STATE FIRE OFFICER-TUM-DIRECTOR BIHAR PATNA

From,

Upendra Prasad Singh,
State Fire Officer,
Bihar, Patna

To

At: Asst Singh,
Reg. No - CA/2012/56053,
2nd floor, Nidhi Vistayak Medicals,
Opposite Kendriya Vidyalaya, Riding Road,
Sheekhpura, Bailey Road, Patna

Date: 15.09.2017.

Sub

The views regarding proposed commercial-cum-residential building of below 15 mtr in height to be constructed at Mauza- Salimpur Ahara, Dist- Patna

Sir,

Please refer to your letter no.- Arch/Fire/B+G+4/ROYAL PREMIUM/17-18 dt. - 31/08/2017 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+4 (Total B/U area-1962.52 Sqmtr.), commercial-cum-residential building, shall be constructed on 40 feet wide road, belongs to Royal Premium Developers Pvt. Ltd., M.D.- Sri Rajesh Kumar Gupta, S/O- Sri Desraj Kumar Gupta, on having Plot no.- 383,386, Tauzi no.- 205, Thana no.-05 at Mauza - Salimpur Ahara, 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 m² 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

- 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 area 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 conform the relevant building rules.
- In case of two staircase, one must be on outer wall.

- 7) North staircase are not went down to basement floor. For approach to basement, there should be another staircase for approach.
- (vi) 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 word 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. specifications 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) The commercial area of the building is also equipped with automatic sprinkler's installation & automatic alarm system.
 - vii) 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 I.S 2190/1992 & relevant specification, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.
 - viii) That an underground water static tank of not less than 20,000 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.
 - ix) That the internal finishing shall be non-combustible or class - 1 surface spread of flame.
 - x) That electric cables must be shield at each floor with intumescent coating.
 - xi) That Fire exit drill be carried out regularly at least twice in a year after occupation.
 - xii) That the building must be constructed on at least 30 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.
 - xiii) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
 - xiv) 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.
 - xv) 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 Officer, Bihar).
 - xvi) 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,

B.S.12

(Signature Prasad Singh)