

भू-सम्पदा विनियामक प्राधिकरण
(REAL ESTATE REGULATORY AUTHORITY, BIHAR)
चौथा/छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना-800023

सं०सं०—RERA/PRO.REG-905/2019/.....

पटना, दिनांक—17.12.2021

प्रेषक:—

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

सेवा में,

Shree Mohammad Tajuddin (Director)
Luckstone Buildtech Private Limited
132/2, Haroon Nagar Colony, Sector-02,
Phulwari Sharif Patna- 801505
Email Id:- luckstonebuildtech@gmail.com

विषय :- भू-सम्पदा विनियामक प्राधिकरण, बिहार से **Project: PLATINUM GIRIJESH APARTMENT (905)** के निबंधन हेतु आपसे प्राप्त आवेदन के संबंध में।

प्रसंग :- **Application Id: RERAP53104-1/905/R-854/2019**

Sir

With regard to your application (Dated 20/10/2021) regarding completion of Platinum Girijesh Apartment, you are directed to pay a fine of Rs 24000/- only for not submitting the quarterly progress report of the project of the last two quarters and upload the reports on the website of the project. You are also directed to upload the status of construction - block-wise and floor-wise - along with the photographs as stipulated by Rule 16 (d) of Bihar Real Estate (Regulation & Development) Rules, 2017.

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Regards

Sd/-

Authorised Signatory

Real Estate Regulatory Authority,
6th Floor,
BSBCCL Campus,
Hospital Road, Shastri Nagar
Patna-800023,
Bihar

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 : BRERAP53104-1/905/R-854/2019
Project Name : Platinum Girijesh Apartment (New Project)
Project Address : Gandhi Nagar, Boring Road, Ps- S K Puri, (Khesra/ Plot No 915(P), 916(P), Khata No 26, Thana No 03, Mauza-Rajapur), Sub division/District : Patna.

1. Company Luckstone Buildtech Pvt. Ltd. having its registered office at 132/2, Haroon Nagar, Colony, Sector-02, Phulwarisharif, Patna-801505

2. This registration is granted subject to the following conditions, namely :-

- 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];
- 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;
- 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 (Kotak Mahindra Bank, Branch Name- Phulwarisharif, Patna, Account No. 2413295530, IFSC Code : KKBK0005655) 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;
- The registration shall be valid for a period of 03 years 04 Months commencing from 3/12/2019 And ending with 2023/03/30 (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;
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under; including quarterly report of the project.
- 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.

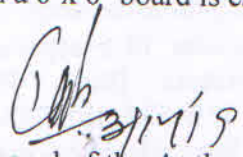
Dated: 3/12/2019
Place: Patna

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 03/04m 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



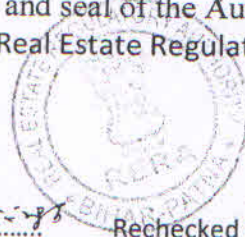
Memo NO-RERA/PRO-REG-905/2019./1429

Dated 3-12-2019

Copy to: Chairman RERA/ Members RERA/ Luckstone Buildtech Pvt. Ltd

Copy to: Branch Manager Kotak Mahindra Bank, Phulwarisharif, Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Typed By... Den. Prakash
03-12-19

Checked By... J. P. S. S.
3-12-2019

Rechecked By... Prati
3/12/2019