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

Letter– RERA/PRO.REG-1175/2021/..... Patna, dated–29.11.2022

From,

Authorised Officer,
Real Estate Regulatory Authority,
Bihar, Patna.

To,

Shree Abnish Kumar (Partner)
Galaxy Heights
AT Bhatta Durgabari Ganguli Para,
Bhatta Bazaar Purnea- 854301
Email Id: - bhaskernav@gmail.com

Subject :– Reminder Query Letter regarding Extension of Project- Galaxy Heights, Application Id No. – RERAP52253-1/1175/R-1159/2021, F. No.-1175/2021..

Sir,

With reference to above, it is to inform that during scrutiny of your application for the regarding extension of Galaxy Heights project bearing application no. RERAP52253-1/1175/R-1159/2021 following documents is required:-

1. Revalidated map/plan is required which is sanctioned by the competent authority.
2. The payment receipt of application for revalidation of map submitted before competent authority and declaration by promoter that will submit the same within 3 months.

It is requested to submit the above said documents within five days. Failing which process of rejection of the application would be initiated.

Please send your reply by email to reg.rerabihar@gmail.com and attach the requisite documents, as mentioned above, with the mail. Kindly mention the same subject in the subject line of your mail.

Yours Sincerely
Sd/-
Authorised Signatory

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

Letter– RERA/PRO.REG-1175/2021/..... Patna, dated–17.10.2022

From,

Authorised Officer]
Real Estate Regulatory Authority]
Bihar, Patna.

To,

Shree Abnish Kumar (Partner)
Galaxy Heights
AT Bhatta Durgabari Ganguli Para,
Bhatta Bazaar Purnea- 854301
Email Id: - bhaskernav@gmail.com

Subject :– Reminder Query Letter regarding Extension of Project- Galaxy Heights, Application Id No. – RERAP52253-1/1175/R-1159/2021, F. No.-1175/2021..

Sir,

With reference to above, it is to inform that during scrutiny of your application for the regarding extension of Galaxy Heights project bearing application no. RERAP52253-1/1175/R-1159/2021 following documents is required:-

1. Application fee for the extension of Rs. 100000/- must be submitted initially
2. The project's current status as described in the QPR (1st quarter of FY 2022-23) not matching with the Project completion schedule (milestone chart). Plan of the present status of construction of the project showing the stage of development works undertaken till date through Milestone Chart. Hence, a fresh milestone chart is required.
3. The receipt of the application for revalidation submitted before competent authority and declaration by Promoter that they will submit the same within three months.
4. Authenticated Plan of the present status of construction of the project showing the stage of development works undertaken till date.
5. Milestone Chart/Bar Chart/Gantt Chart depicting plan of completion of construction of Block/Tower/Building-wise various level of construction, it shall clearly indicate the level of progress to be achieved and up to what date during the period of extension.

It is requested to submit the above said documents within four working days, failing which process of rejection of the application would be initiated.

Please send your reply by email to reg.rerabihar@gmail.com and attach the requisite documents, as mentioned above, with the mail. Kindly mention the same subject in the subject line of your mail

Yours Sincerely
Sd
Authorised Signatory

भू–सम्पदा विनियामक प्राधिकरण
(REAL ESTATE REGULATORY AUTHORITY, BIHAR)

चौथा/छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना–800023

Letter– RERA/PRO.REG-1175/2021/..... Patna, dated–12.10.2022

From,

Authorised Officer]
Real Estate Regulatory Authority]
Bihar, Patna.

To,

Shree Abnish Kumar (Partner)
Galaxy Heights
AT Bhatta Durgabari Ganguli Para,
Bhatta Bazaar Purnea- 854301
Email Id: - bhaskernav@gmail.com

Subject :– Regarding Extension of Project- Galaxy Heights, Application Id No. – RERAP52253-1/1175/R-1159/2021, F. No.-1175/2021.

Sir,

With reference to above, it is to inform that during scrutiny of your application for the regarding extension of Galaxy Heights project bearing application no. RERAP52253-1/1175/R-1159/2021 following documents is required:-

1. Application fee for the extension of Rs. 100000/- must be submitted initially
2. The project's current status as described in the QPR (1st quarter of FY 2022-23) not matching with the Project completion schedule (milestone chart). Plan of the present status of construction of the project showing the stage of development works undertaken till date through Milestone Chart. Hence, a fresh milestone chart is required.
3. The receipt of the application for revalidation submitted before competent authority and declaration by Promoter that they will submit the same within three months.
4. Authenticated Plan of the present status of construction of the project showing the stage of development works undertaken till date.
5. Milestone Chart/Bar Chart/Gantt Chart depicting plan of completion of construction of Block/Tower/Building-wise various level of construction, it shall clearly indicate the level of progress to be achieved and up to what date during the period of extension.

It is requested to submit the above said documents within four working days, failing which process of rejection of the application would be initiated.

Please send your reply by email to reg.rerabihar@gmail.com and attach the requisite documents, as mentioned above, with the mail. Kindly mention the same subject in the subject line of your mail

Yours Sincerely
Sd
Authorised Signatory

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 : **BRERAP52253-1/1175/R...1159.../2021**
Project Name : **Galaxy Homes (New Project),**
Project Address : **Madhubani, Purnea (Khesra/ Plot No-487, 1360, K, Khata No.-171, 621, Thana No.- 123/1, Mauza-Madhubani),** Sub division/District : **Purnea.**

1. **Company Galaxy Height's. having its registered office at At Bhatta Durgabari Ganguli Para Bhatta Bazar, Purnea-854301**
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 section17;
   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 (Canara Bank, Branch Name–Patna Central Processing Cell, Patna, Account No. 3110201008362, IFSC Code : CNRB0003110) to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section4;
   d. The registration shall be valid for a period of...XX...years...08.....Months commencing from..02/7/2021..... And ending with **2022/03/10** (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:02/7/2021
Place:...Patna.....

2/7/21

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 xx 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/PRO-REG-1175/2020../..485 Dated ...02/..07/2021

Copy to: Chairman RERA/ Members RERA/ Galaxy Height's.

Copy to: Branch Manager Canara Bank, Patna Central Processing Cell, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By..... 02/07/2021 Checked By..... 02/07/2021 Rechecked By..... 02/07/2021