

# REAL ESTATE REGULATORY AUTHORITY, BIHAR

4<sup>TH</sup>/6<sup>TH</sup> FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,  
SHASTRI NAGAR PATNA - 800023

## FORM 'F'

[See rule 6(4)]

### EXTENSION OF REGISTRATION OF PROJECT

This extension of registration is granted under section 6, to the following project:

Project registration number : BRERAP14506-1/853/R-640/2019  
Project Name : R.B. Tower (Ongoing Project)  
Project Address : Bhusaula Danapur, Phulwarisharif, (Khesra/Plot No-101, Khata No-298, Thana No-40, Mauza-Bhusaula Danapur),  
Sub division/District : Phulwarisharif, Dist- Patna

1. Company Adorn Construction and Infrastructure Pvt Ltd. having its registered office at Flat No 305, Capitol Tower B Block, Frezar Road, Patna-800001

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

- (i) 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;
- (ii) The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank 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;
- (iii) The registration shall be extended by a period of 01 Year (After the period of grace of nine months) [days/weeks/months] and shall be valid until 31-12-2024
- (iv) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (v) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project;
- (vi) 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 herein, as per the Act and the rules and regulations made thereunder.
- (vii) Due to Covid-19 non availability of materials & Labour.
- (viii) This extension of validity is being issued subject to the condition that the Promoter would get the map re-approved till the completion date and submit. If not, the promoter may be penalized after the expiry of extended revalidation period..



Dated:.....

Place:.....

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-853/2019../1.92-  
RERA/PRO-REG/Master File/Misc/115/2021

Dated ..24/4/2023

Copy to: Chairman RERA/ Members RERA/Adorn Construction and Infrastructure Pvt. Ltd.

Copy to: Branch Manager ICICI Bank, Anisabad, Patna



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Typed By.....  
05/04/2023

Checked By.....  
05/04/27

Rechecked By.....  
05/04/2023

**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-914/2019/.....

Patna, dated—20.02.2023

From,

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

To,

Mazher Ali (Director)  
Adorn Construction And Infrastructur Private Limited  
Flat No-305, Capitol Tower B Block,  
Freza Road Patna-800001  
Email Id: - adorn.construction2019@gmail.com

**Subject :- Regarding Extension of Project:- R.B.TOWER, Application Id No. – RERAP14506-1/853/R-640/2019.**

Sir,

With reference to above, it is to inform that during scrutiny of your application for the Extension of R.B.TOWER project bearing application no. RERAP14506-1/853/R-640/2019 following Information/ Document required:-

1. Submit the amount of Rs. 88,271 to the designated RERA a/c.(As per Important Notice dated 28.07.2021, Authority has decided to charge 1 lakh rupees for the projects who are unable to complete the building in the stipulated time given by competent authority and you have paid only Rs. 11,729)
2. Provide the details of cases which is pending with RERA for this particular project.
3. Update the QPRs on their webpage with recent photographs and reports in recent Formats.

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

Please send your reply by email to [reg.rerabihar@gmail.com](mailto: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

4<sup>TH</sup> /6<sup>TH</sup> 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 : BRERAP14506-1/853/R.-640/2019

Project Name : R.B. Tower (Ongoing Project)

Project Address : Bhusaula Danapur, Phulwarisharif, (Khesra/Plot No- 101, Khata No 298, Thana No 40, Mauza- Bhusaula Danapur), Sub division/District : Phulwarisharif, Dist.- Patna

1. Company Adorn Construction and Infrastructure Pvt. Ltd. having its registered office at Flat No 305, Capitol Tower B Block, Frezar Road, Patna-800001

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 (ICICI Bank, Branch Name- Anisabad, Patna, Account No. 133305001468, IFSC Code : ICIC0001333 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;
- The registration shall be valid for a period of 03 years.. 10.. Months commencing from 21/5/2019 And ending with 2023/03/31 (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;
- 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: 21/5/2019  
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 03.10.19 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-853/2019.....1663

Dated ...21.05.2019...

Copy to: Chairman RERA/ Members RERA/ Adorn Construction and Infrastructure Pvt. Ltd.

Copy to: Branch Manager ICICI Bank, Anisabad, Patna

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Typed By...Dev Prakash...

21.5.19

Checked By...J.P.S. 43...

21-5-2019

Rechecked By...Sh. S. S. 43...

21/5/2019