REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH /6TH 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 : **BRERAP53025-3/1220/R-1067/2022**
Project Name : **Uma Residency (NewProject)**
Project Address : **Godhana, Bihta (Khesra/ Plot No- 4421(P), KhataNo.-320, Thana No- 80, Mauza- Godhana)**, Sub division/District :**Bihta, Dist.- Patna.**

1. **Company Iyom India Construction Pvt. Ltd. having its registered office at Uma Residency, Ground Floor, Neura Ganj, Near Siwala More, Danapur, Patna-801113**

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 section17;

(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(I)of sub-section(2)ofsection4;

(iii) The registration is extended and be valid until **20/12/2025**

(iv) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

(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 there under.

(vii) Due to Covid-19 non availability of materials & Labour.

Dated: 08/02/2024
Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

File No. नि/432/2021-REG-RERA (Computer No. 144137)
Generated from eOffice by MANOJ KUMAR MADHUKAR, RERA-IT_CONS(MKM), IT CONSULTANT, Bihar Real Estate Regulatory Authority on 03/12/2025 02:37 pm

Memo NO-RERA/PRO-REG-1220/2020/150 Dated 08/02/2024

Copy to: Chairman RERA/ Members RERA/ Iyom India Construction Pvt. Ltd

Copy to: Branch Manager Axis Bank, Saguna More, Patna

REAL ESTATE REGULATORY AUTHORITY * BIHAR-PATNA * RERA

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By Diwakar Technical Person. 07/02/2024

Checked by Concerned Technical Person. Vivek prakash 07/02/2024

Checked by Concerned Incharge 08/2/24

Rechecked by Senior Incharge 08/2/24

File No. नरि/432/2021-REG-RERA (Computer No. 144137)
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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

Corrigendum

This registration is granted under section 5 to the following project under

Project registration number : **BRERAP53025-1/1220/R-1067/2020**

Project Name : **Uma Residency (New Project)**

Registration Certificate issued earlier by the Authority vide Memo No RERA/PRO-REG-1220/2020/692 dated 24.11.2020 bears address details & Mobile No **"Flat No -102, Harikunj Apartment, Vishwasaraiya Nagar,Near Leeds Asian School, Rupaspur, Baily Road, Patna & Mobile No 9431807499",** Whereas It Has Been Amended As **"Uma Residency, Ground Floor, Neura Ganj, Near Siwala More, Danapur, Patna-801113 Bihar. & Mobile No. 7250131392"**

Remaining part of the certificate will remain same and unchanged.

This issues with the approval of Competent Authority.

Sd/-

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-1220/2020../257 Dated ..25/5/2023

Copy to:

1) Iyom India Construction Pvt. Ltd, Uma Residency, Ground Floor, Neura Ganj, Near Siwala More, Danapur, Patna-801113
2) Branch Manager Axis Bank, Saguna More, Patna

-for information & needful please.

REAL ESTATE REGULATORY AUTHORITY BIHAR PATNA

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By..... 22/05/2023

Checked By..... 23/05/23

Rechecked By..... 23/05/2023

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-1220/2020/..... Patna, dated–11.01.2023

Reminder

From,

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

To,

Shree Neeraj Roy (Managing Director)
IYOM India Construction Private Limited
Flat No -102, Harikunj Apartment, Vishwasaraiya Nagar, Near Leeds Asian School, Rupaspur, Baily Road, Patna- 801503
Email Id: - iyomindia@gmail.com

Subject :– **Reminder Query Letter Regarding Extension of Project- UMA RESIDENCY, Application Id No. – RERAP53025-1/1220/R-1067/2020, F. No.-1220/2020.**

Sir,

With reference to above, it is to inform that during scrutiny of your application regarding extension of Project- UMA RESIDENCY, bearing application no. RERAP53025-1/1220/R-1067/2020 Following Documents/ Information is required:-

1. Authenticated Plan of the present status of construction of the project showing the stage of development works undertaken till date.
2. Please provide fresh Plan of remaining Development work to be completed Building /Wing Number (to be prepared separately for each Building Wing of the Project) **stages of development indicating the tasks/Activity with time schedule along with percentage of work done** in Table A viz. I Excavation 2 Number of Basement(s) and Plinth 3 Number of Podiums 4 Stilt Floor 5 Number of Slabs of Super Structure 6 Internal Walls, Internal Plaster, Floorings within Flats Premises, Doors and Windows to each of the Flat/Premises 7 Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. 8 Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. 9 The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, 10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate. In Table B there should be details of Internal and External Development Works in respect of the entire Registered Phase indicating the tasks/Activity with percentage of work done in Table B viz Internal Roads & Foot-paths. 2 Water Supply 3 Sewerage (chamber, lines. Septic Tank, STP) 4 Storm Water Drains 5 Landscaping & Tree Planting. 6 Street Lighting 7 Community Buildings 8

Treatment and disposal of sewage and sullage water 9 Solid Waste management & disposal: 10 Water conservation, Rain water harvesting. 11 Energy management 12 Fire protection and fire safety requirements 13 Electrical meter room, sub-station, receiving station, 14 Others

3. Please Provide Form B in which land owner name as well as date of completion must be mentioned in accordance with the time stipulated by the competent authority(PMAA)
4. As per Important Notice dated 28.07.2021,the authority has decided to charge additional fee from the promoters who do not complete the project in stipulated time while for your case you have just submitted an amount of Rs.2800 so please provide the remaining amount of Rs.97200/-
5. Please provide the authenticated copy of [Permission/approval] from the competent authority which is valid for a period which is longer than the proposed term of extension.
6. Please provide the details of cases which is pending with RERA for this particular project.

It is requested to submit the above said documents within three 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 and file No. 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-1220/2020/..... Patna, dated–04.01.2023

From,

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

To,

Shree Neeraj Roy (Managing Director)
IYOM India Construction Private Limited
Flat No -102, Harikunj Apartment, Vishwasaraiya Nagar, Near Leeds Asian School, Rupaspur, Baily Road, Patna- 801503
Email Id: - iyomindia@gmail.com

Subject :– Regarding Extension of Project- UMA RESIDENCY, Application Id No. – RERAP53025-1/1220/R-1067/2020, F. No.-1220/2020.

Sir,

With reference to above, it is to inform that during scrutiny of your application regarding extension of Project- UMA RESIDENCY, bearing application no. RERAP53025-1/1220/R-1067/2020 Following Documents/ Information is required:-

1. Authenticated Plan of the present status of construction of the project showing the stage of development works undertaken till date.
2. Please provide fresh Plan of remaining Development work to be completed Building /Wing Number (to be prepared separately for each Building Wing of the Project) **stages of development indicating the tasks/Activity with time schedule along with percentage of work done** in Table A viz. I Excavation 2 Number of Basement(s) and Plinth 3 Number of Podiums 4 Stilt Floor 5 Number of Slabs of Super Structure 6 Internal Walls, Internal Plaster, Floorings within Flats Premises, Doors and Windows to each of the Flat/Premises 7 Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. 8 Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. 9 The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, 10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate. In Table B there should be details of Internal and External Development Works in respect of the entire Registered Phase indicating the tasks/Activity with percentage of work done in Table B viz Internal Roads & Foot-paths. 2 Water Supply 3 Sewerage (chamber, lines. Septic Tank, STP) 4 Storm Water Drains 5 Landscaping & Tree Planting. 6 Street Lighting 7 Community Buildings 8 Treatment and disposal of sewage and sullage water 9 Solid Waste

management & disposal: 10 Water conservation, Rain water harvesting. 11 Energy management 12 Fire protection and fire safety requirements 13 Electrical meter room, sub-station, receiving station, 14 Others

3. Please Provide Form B in which land owner name as well as date of completion must be mentioned in accordance with the time stipulated by the competent authority(PMAA)
4. As per Important Notice dated 28.07.2021,the authority has decided to charge additional fee from the promoters who do not complete the project in stipulated time while for your case you have just submitted an amount of Rs.2800 so please provide the remaining amount of Rs.97200/-
5. Please provide the authenticated copy of [Permission/approval] from the competent authority which is valid for a period which is longer than the proposed term of extension.
6. Please provide the details of cases which is pending with RERA for this particular project.

It is requested to submit the above said documents within three 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 and file No. 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 : **BRERAP53025-1/1220/R.-1067 /2020**

Project Name : **Uma Residency (New Project),**

Project Address : **Godhana, Bihta (Khesra/ Plot No- 4421(P), Khata No.-320, Thana No- 80, Mauza- Godhana),** Sub division/District : **Bihta, Dist.- Patna.**

1. **Company Iyom India Construction Pvt. Ltd. having its registered office at Flat No-102, Harikunj Apartment, Vishwasaraiya Nagar, Near Leeds Asian Public School, Bailey Road, Patna-801503**
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 (Axis Bank, Branch Name– Saguna More, Patna, Account No. 920020058790286, IFSC Code : UTIB0002435) 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..01.....years.11.....Months commencing from.....24/11/2020..... And ending with **2022/11/04** (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:..24/11/2020.....
Place:...Patna.....

24/11/2020

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 01 Year ..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.

24/XI/2020

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-1220/2020/1602 Dated 24/11/2020

Copy to: Chairman RERA/ Members RERA/ Iyom India Construction Pvt. Ltd

Copy to: Branch Manager Axis Bank, Saguna More, Patna

24/XI/2020

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By..... 24/11/2020 Checked By..... 24-11-2020 Rechecked By..... 24/11/2020