



REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th /6th Floor, Bihar State Building Construction Corporation Limited Complex,
Shastri Nagar Patna – 800023

FORM 'D'

[See rule 6(4)]

INTIMATION OF REJECTION OF APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

Letter No: 1055/2019

Date: 11/03/2025

From:

The Real Estate Regulatory Authority,
4th & 6th Floor,
Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar.
Patna- 800023, Bihar.

To,
Shri Sanjiv Kumar, Director,
Shakuntala Developers Private Limited,
Office at: 108, S P Varma Road,
Opposite Surbhi Dhaba,
Patna- 800001, Bihar.
Email Id: smahaseth72@gmail.com

Sub: Rejection of application as withdrawn for extension of registration of project Palm Rameka, Date: 18.03.2024 after brought on hearing under section 6 of Real Estate (Regulations and Development) Act, 2016 held on 30.01.2025.

Ref: Registration No: BRERAP14029-1/1055/R-862/2019,

Sir,

You are hereby informed that your application for the extension of the registration of the project has been rejected as withdrawn for the following reasons:

- You requested to withdraw the application for the registration of the real estate project "Palm Rameka" before the Hon'ble Bench on 30.01.2025 as the project had been completed. Therefore, Your application has been rejected as withdrawn.

As directed by the Bench you are requested to submit a copy of the Completion Certificate/Occupancy Certificate along with the documents as mandated by Regulation 30(1) of Bihar RERA Gen. Regulations/2024.

Place: Patna

Date: 11/03/2025

SEAL



K. Srivastava
Authorised Officer
11/3/25

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 : BRERAP14029-1/1055/R-862/2019

Project Name : Palm Rameka (New Project)

Project Address : Bhagwat Ngar, Main Road Patna, (Khesra/ Plot No- 243(P), 244(P), Khata No- 490, Thana No- 12, Mauza- Firojpur Kumhrar), Sub division/District : Patna.

1. Company Shakuntala Developers Pvt. Ltd. having its registered office at 108, S P Varma Road, Opposite Surbhi Dhaba, Patna-800001
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 (ICICI Bank, Branch Name- Rajendranagar, Patna, Account No. 634905601049, IFSC Code : ICICI0006349) 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;
 - d. The registration shall be valid for a period of 03 years 04 Months commencing from 13/12/2019 And ending with 2023/04/14 (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: 13/12/2019

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 03/04/17 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-1055/2019/11.4.79

Dated 13-12-2019

Copy to: Chairman RERA/ Members RERA/ Shakuntala Developers Pvt. Ltd ✓

Copy to: Branch Manager ICICI Bank, Rajendranagar, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Typed By Dev Prakash
11-12-19

Checked By J. P. Singh
11-12-2019

Rechecked By [Signature]
11/12/2019