

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-139/2022/.....

Patna, dated—09.09.2022

From,

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

To,

Shree Sushil Kumar Jha (Partner)
Happy Homes And Holding
715 Dujra Devi Asthan Marine Drive Rajapur
Pul Ashok Rajpath Patna-800001
Email Id: - happyhomes.hds@gmail.com

Subject :- Correction in issued Certificate of Registration of Project- Vrindavan, Application Id No. - RERAP05282022140204-1 / F. No.- 139/2022.

Sir

With reference to above, it is to inform that during scrutiny of your application for the registration of Vrindavan project bearing application no. RERAP05282022140204-1 following document has not been made available with the application.

1. For Correction in the name of Firm- from “Happy Homes and Holding” to Happy Homes and Holdings”:- Applicant himself written the wrong name of Promoter “Happy Homes and Holding”- and so the same has been written/ typed on issued Certificate. After going through the registration certificate issued under Bihar shops and Establishment Act- the name is written as “Happy Homes and Holdings” , this is the fault of Promoter. Hence you are requested to deposit Rs.-1000/- correction/ amendment fee for this purpose.

2. Correct and Actual address of the firm- on issued registration certificate written/ Typed address is correct as good as encrypted on application form by the promoter. Hence a revised or corrected address of the promoter may be considered after depositing an amendment fee of Rs.-1000/- for this.

3. The Correct and Complete name of Mauza-Kazi Mohammadpur- on issued certificate Mauza- Kazi is written only. The name of mauza is mentioned in Registered Development Agreement- as Kazi Mohammadpur. This would be amended/ Correct accordingly without any Correction fee.

4. Correct Thana No. is 344- In certificate it is written as Thana No- 34, but it should be Thana no-344, as it is verified by other land document submitted earlier by the promoter. This would be amended in Certificate of registration amended/ Correct accordingly without any Correction fee.

It is requested to submit the above said documents latest by 15.08.2022 as per your request. 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 : BRERAP40204-1/139/R-1452/2022

Project Name : Vrindavan (New Project-Residential Development-B+G+3, No of Flats-16, Block-A and B), Project Address : Rajju Sah Lane Ramana Mauzaffarpur (Khesra/ Plot No- 126, 127, Khata No.-255, 226, Thana No-34, Mauza- Kazi), (Total Area of Land-1191.82 Sq. M). Sub division/District : Muzaffarpur

1. A Partnership Firm- Happy Homes and Holding, having its registered office at 715 Dujra Devi Asthan Marine Drive Rajapur Pul Ashok Rajpath 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- Shree Raj Complex, Rajapur Pul, Dujra, Patna, Account No. 413505000572, IFSC Code : ICIC0004135) 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 02 Years 11 Months commencing from 29/8/2022 And ending with 24/07/2025 (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; along with details as prescribed under Rule 16(1) (a)(b)(c)(e) of Bihar Real Estate (Regulation and development) Rule, 2017.

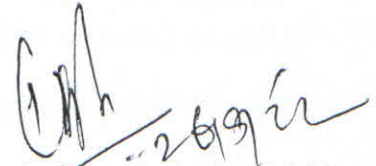
The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

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 herein, as per the Act and the rules and regulations made there under.



Dated: 29/8/2022

Place: Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

NOTE:

- 1) There are 09 (Nine) flats in promoter's share i.e, Flat No-A/101, A/102, A/103, A/201, A/202, A/203, A/301, A/302 and A/303 for marketing and selling.
- 2) 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.
- 3) 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.
- 4) The above registration is valid for a period of **02 Years 11 Months** as provided in 2(d), 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.
- 5) Promoter shall ensure compliance to all NOCs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014
- 6) Open Parking area comes in common area, and as such it cannot be sold.
- 7) At the project construction site, display of project details on a 6'x 6' board is essential.
- 8) In case of any papers not found in order, the same should be made available within one month.
- 9) Promoter needs to submit LPC within three months from the date of issuance of RC.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-139/2022..771
RERA/PRO-REG/Master File/Misc/115/2021

Dated ..26.08.2022

Copy to: Chairman RERA/ Members RERA/ Happy Homes and Holding

Copy to: Branch Manager ICICI Bank, Shree Raj Complex, Rajapur Pul, Dujra, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By.....

26/08/2022

Checked By.....

26/8/2022

Rechecked By.....

26/8/2022