

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-158/2022/.....

Patna, dated—20.02.2023

Reminder

From,

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

To,

Shree Nitesh Roshan (Director)
Roshan Brothers Infrastructure Pvt. Ltd.
New Bypass Bighrapur, P.O. - Gpo,
In The Campus of Radhika Sneh Tower, Patna- 800020
Email Id: - omsaenterprises10@rediffmail.com

**Subject :- Reminder Query Letter Regarding Registration of Project- :
GAYATRIUM, Application Id No. - RERAP05302019141146-2/
F. No.-158/2022.**

Sir,

With reference to above, it is to inform that during scrutiny of your application dated 19.12.2022 for the correction in the company/promoter name in the application, the following query has been raised:

1. You have to establish that Roshan Brothers Infrastructures Pvt. Ltd. and Raushan Brothers Infrastructures Pvt. Ltd. are identical and the same entity with the evidence.
2. Please furnish the name of the Directors of Raushan Brothers Infrastructures Pvt. Ltd. (CIN) with their DINs, addresses, PAN, Aadhar, Contact No.
3. Please clarify how affidavit regarding the source of fund for initial work of Project and a no advance has been taken against the present project and application for registration of the project" documents submitted in the name of Roshan Brothers Infrastructures Pvt. Ltd.

It is requested to submit the above said documents within 3 working days.

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-158/2022/.....

Patna, dated—09.01.2023

From,

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

To,

Shree Nitesh Roshan (Director)
Roshan Brothers Infrastructure Pvt. Ltd.
New Bypass Bighrapur, P.O. - Gpo,
In The Campus of Radhika Sneh Tower, Patna- 800020
Email Id: - omsaenterprises10@rediffmail.com

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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 : BRERAP41146-2/158/R-1477/2022

Project Name : Gayatrium (New Project-Residential Development- B+G+3 No of Flats-12), Project Address : Mauza- Sheikhpura, Shashtri Nagar Post Office Road, Bailey Road, Patna (Khesra/ Plot No- 1437, Khata No.- 445, Thana No-09, Mauza- Sheikhpura), (Total Area of Land-781.69 Sq. M). Sub division/District : Patna

1. Company- Roshan Brothers Infrastructure Pvt. Ltd. having its registered office at New Bypass Bighrapur, P.O. - GPO, In The Campus Of Radhika Sneh Tower, Patna-800020

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 (Ratnakar Bank Ltd, Branch Name- Patliputra, Patna, Account No. 409001785853, IFSC Code : RATN0000390) 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 09 Months commencing from 21/10/2022 And ending with 15/07/2026 (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: 21/10/2022
Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

NOTE:

- 1) There are 7 (Seven) flats in the shares of the promoter, i.e. flat No:- G1, G2, G3, 101, 102, 103, 104, exclusively for marketing and selling by the promoter. In addition one flat No:-G4 is a common flat.
- 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 **03 Years 09 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 5'x 4' board is essential.
- 8) 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-158/2022/1836
RERA/PRO-REG/Master File/Misc/115/2021

Dated ...21/10/22

Copy to: Chairman RERA/ Members RERA/ Roshan Brothers Infrastructure Pvt. Ltd

Copy to: Branch Manager Ratnakar Bank Ltd, Patliputra, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By: Rahul Kumar
21/10/2022

Checked By: [Signature]
21/10/22

Rechecked By: [Signature]
21/10/22