

भू-सम्पदा विनियामक प्राधिकरण
(REAL ESTATE REGULATORY AUTHORITY, BIHAR)
चौथा/छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना-800023

सं०सं०—RERA/PRO.REG-1109/2019/-----

पटना, दिनांक—20.10.2021

प्रेषक:—

प्राधिकृत पदाधिकारी,
भू-सम्पदा विनियामक प्राधिकरण,
बिहार, पटना।

सेवा में,

श्री राहुल राही (प्रबंध निदेशक),
Aarthik Real Estate Development Limited
94, Phuliya Tola, Phulwarisharif, Patna-801505
Email-id: aarthikrealestate@gmail.com

विषय :— भू-सम्पदा विनियामक प्राधिकरण, बिहार से **Project: RAHI RESIDENCY, KHAGAU** के निबंधन पत्र में संशोधन हेतु आपसे प्राप्त आवेदन के संबंध में।

प्रसंग :— **Application ID: RERAP06042019140335-2**
Registration No.-BRERAP40335-2/1109/R-904/2020

Sir

With regard to your application for change in the name of the company, you are directed to submit the following documents within three days failing which your request would be turned down.

1. Give reason for change in the name of the company.
2. Submit proof of deposit of amendment fee of Rs 1000, to be paid online.

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Regards

Sd/-

Authorised Signatory

Real Estate Regulatory Authority,
6th Floor,
BSBCL Campus,
Hospital Road, Shastri Nagar
Patna-800023,
Bihar

भू-सम्पदा विनियामक प्राधिकरण

(REAL ESTATE REGULATORY AUTHORITY, BIHAR)

चौथा/छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर

शास्त्रीनगर, पटना-800023

संस्क- RERA/PRO.REG-1109/2019/...../5/4/21

पटना, दिनांक-7-6-2021

प्रेषक:-

प्राधिकृत पदाधिकारी,
भू-सम्पदा विनियामक प्राधिकरण,
बिहार, पटना।

सेवा में,

श्री राहुल राही (प्रबंध निदेशक),
Aarthik Real Estate Development Limited
94, Phuliya Tola, Phulwarisharif, Patna-801505
Email-id: aarthikrealestate@gmail.com

विषय :- भू-सम्पदा विनियामक प्राधिकरण, बिहार से Project: RAHI RESIDENCY, KHAGAUŁ के निबंधन पत्र में संशोधन हेतु आपसे प्राप्त आवेदन के संबंध में।

प्रसंग :- Application ID: RERAP06042019140335-2
Registration No.-BRERAP40335-2/1109/R-904/2020

महाशय,

उपर्युक्त विषयक प्रसंग के आलोक में आपसे प्राप्त आवेदन एवं संलग्न कागजातों के संदर्भ में कहना है कि निम्न कागजात/सूचनाएँ उपलब्ध कराया जाय-

- (1) Company का नाम किन कारणों से Aarthik Real Estate development Ltd. से बदल कर Aarthik Housing Limited किया गया है स्पष्ट किया जाए।
- (2) RERA निबंधित Project Rahi Residency के Promoter का नाम Aarthik Real Estate Development Ltd. के स्थान पर Aarthik Housing Ltd. करने के पूर्व भू-स्वामी के साथ किया गया Development Agreement संशोधित कर उपलब्ध कराया जाए।
- (3) इसमें संबंधित Project के Allottee की सहमति भी उपलब्ध कराना सुनिश्चित किया जाए।
- (4) नए कम्पनी के नाम से Bank Account एवं PAN की प्रति उपलब्ध कराना सुनिश्चित किया जाए।

निदेशानुसार कहना है कि उपर्युक्त के आलोक में वांछित सभी कागजात स्वहस्ताक्षरित विवरण 15 (पन्द्रह) दिनों के अंदर कार्यालय में उपलब्ध कराना सुनिश्चित किया जाय।

विश्वसभाजन,

प्राधिकृत पदाधिकारी,

भू-सम्पदा विनियामक प्राधिकरण,
बिहार, पटना।

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 : BRERAP40335-2/1109/R-904/2020

Project Name : Rahi Residency (Onging Project)

Project Address : Khagaul, Patna (Khesra/Plot No- 1185, 1186, Khata No- 30, 117, Thana No- 49, Mauza- Bari Khagaul), Sub division/District : Danapur, Dist.- Patna.

1. Company Aarthik Real Estate Development Limited. having its registered office at 94, Phuliya Tola, Phulwari Sharif, Patna-801505
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 (Bank of Baroda, Branch Name- Danapur, Patna, Account No. 37240200000281, IFSC Code : BARB0DANAPU) 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...01...years...01....Months commencing from...17/2/2020..... And ending with 2021/03/04 (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: 17/2/2020

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 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.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Memo NO-RERA/PRO-REG-1109/2019./17.9

Dated ... 17-2-2020

Copy to: Chairman RERA/ Members RERA/ Aarthik Real Estate Development Limited.

Copy to: Branch Manager Bank of Baroda, Danapur, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Typed By... Dev Prakash
17-02-2020

Checked By... J. P. Singh
17-2-2020

Rechecked By... Rai
17/02/2020